

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Des Moines / 26

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 1242

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$67,500	\$157,200	\$224,700	\$240,900	93.3%	12.32%
<b>2006 Value</b>	\$70,700	\$166,800	\$237,500	\$240,900	98.6%	12.31%
<b>Change</b>	+\$3,200	+\$9,600	+\$12,800		+5.3%	-0.01%
<b>% Change</b>	+4.7%	+6.1%	+5.7%		+5.7%	-0.08%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.08% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$68,400	\$155,500	\$223,900
<b>2006 Value</b>	\$71,600	\$164,900	\$236,500
<b>Percent Change</b>	+4.7%	+6.0%	+5.6%

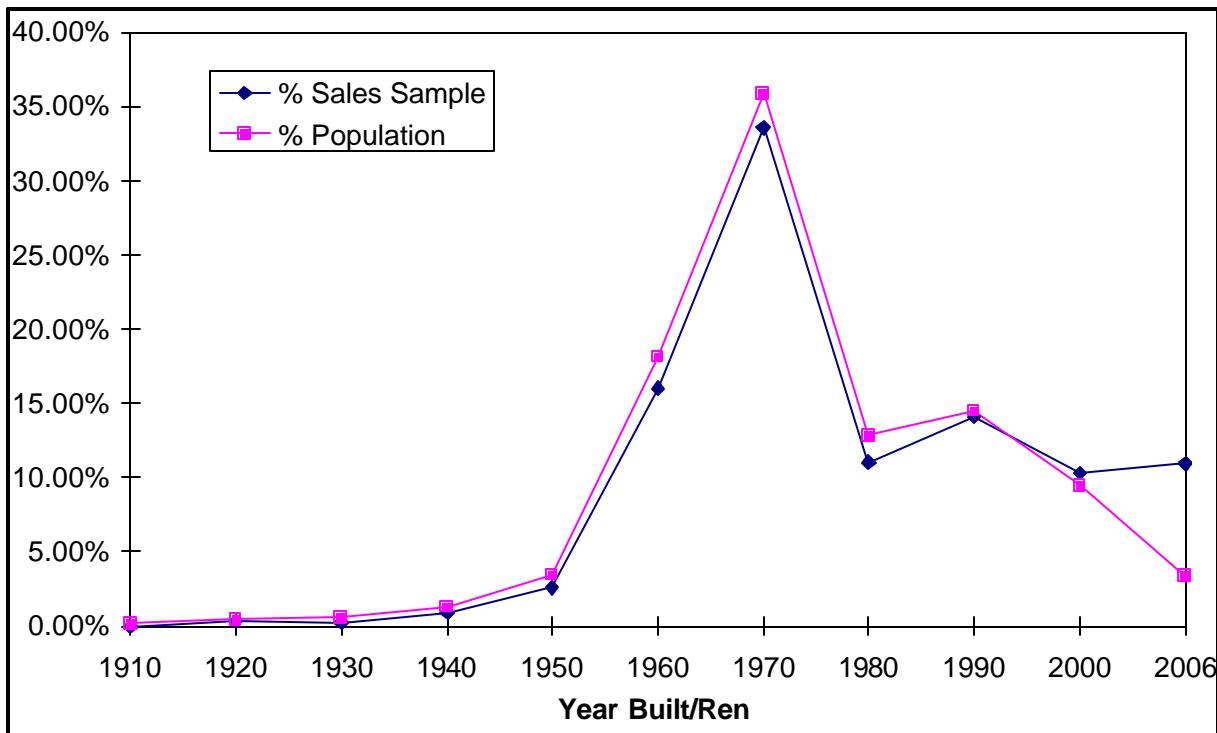
Number of one to three unit residences in the Population: 5854

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The sales sample indicated that no adjustments were warranted for specific categories; therefore, a single adjustment of 6% is applied to all improved properties in this area with the exception of properties with waterfront footage, which were already at an acceptable assessment level. These properties received no adjustment.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	8	0.14%
1920	4	0.32%	1920	25	0.43%
1930	3	0.24%	1930	33	0.56%
1940	11	0.89%	1940	75	1.28%
1950	32	2.58%	1950	200	3.42%
1960	199	16.02%	1960	1062	18.14%
1970	417	33.57%	1970	2099	35.86%
1980	137	11.03%	1980	751	12.83%
1990	175	14.09%	1990	850	14.52%
2000	128	10.31%	2000	554	9.46%
2006	136	10.95%	2006	197	3.37%
	1242			5854	

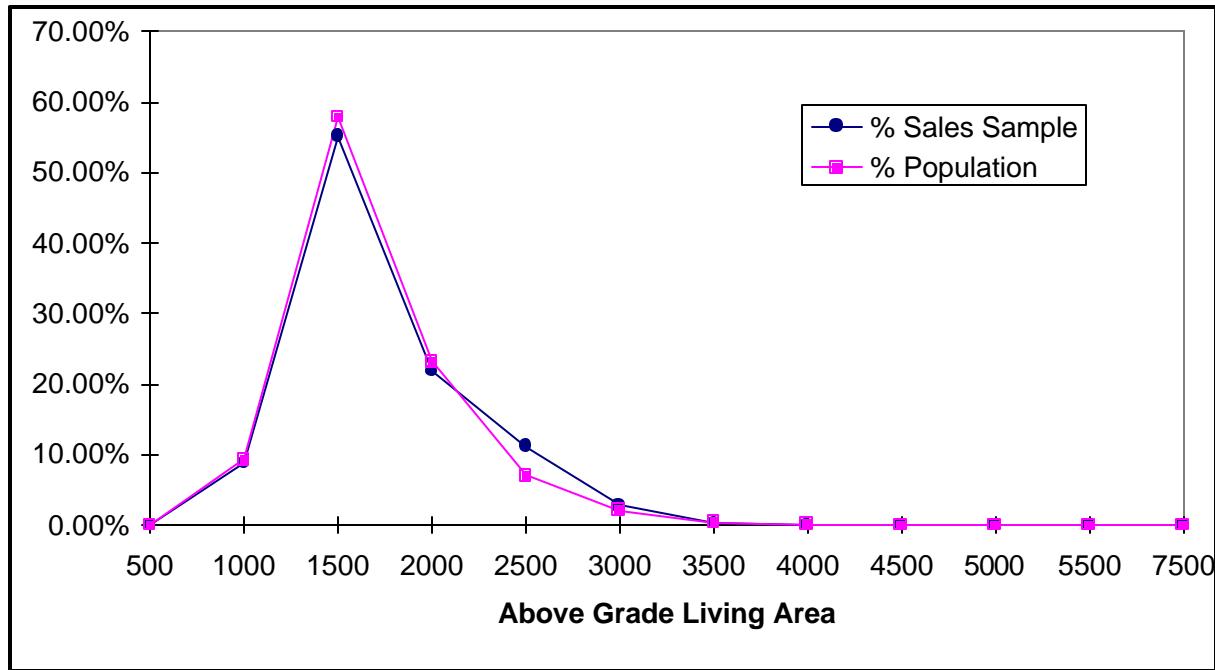


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	109	8.78%
1500	685	55.15%
2000	271	21.82%
2500	139	11.19%
3000	34	2.74%
3500	4	0.32%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		1242

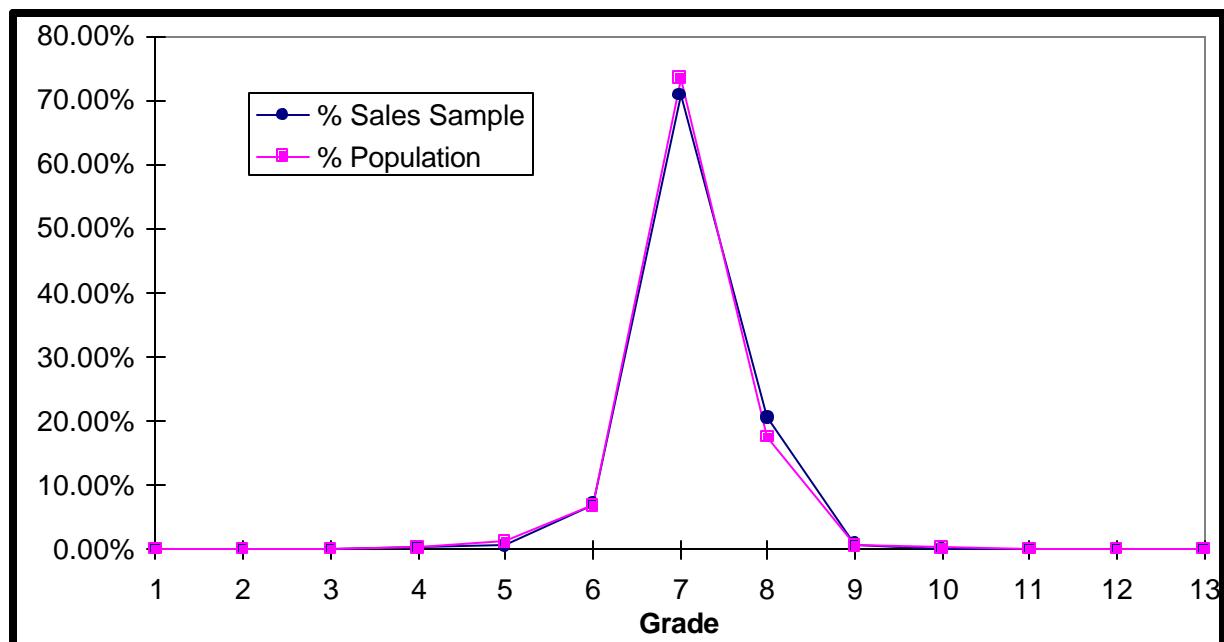
<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.05%
1000	542	9.26%
1500	3388	57.87%
2000	1355	23.15%
2500	409	6.99%
3000	124	2.12%
3500	24	0.41%
4000	7	0.12%
4500	1	0.02%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
		5854



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

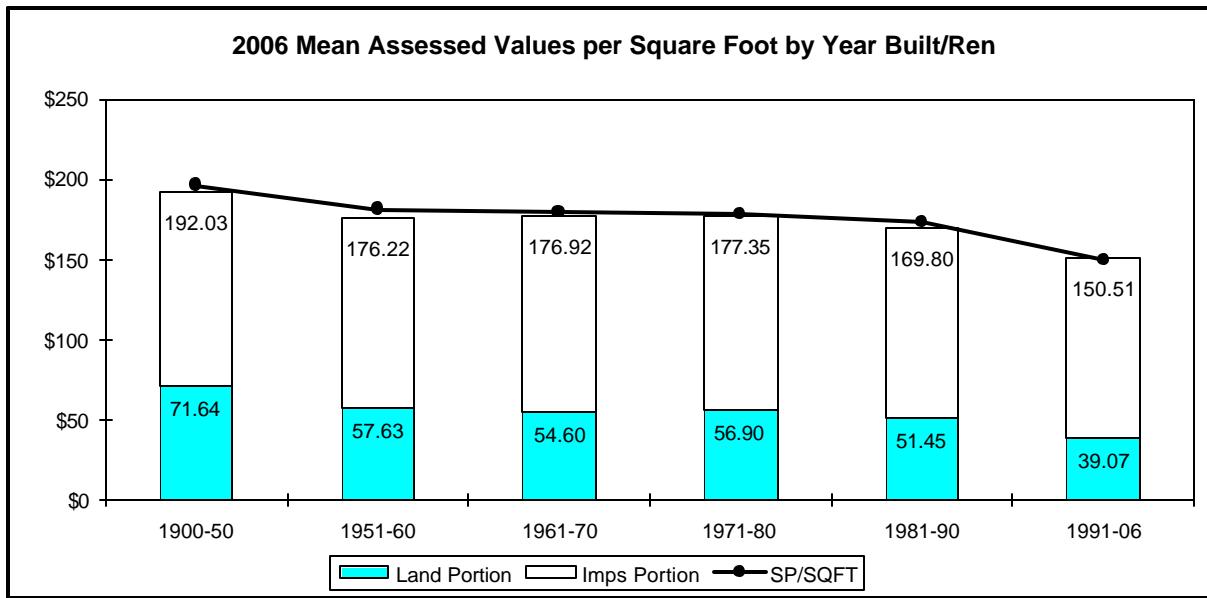
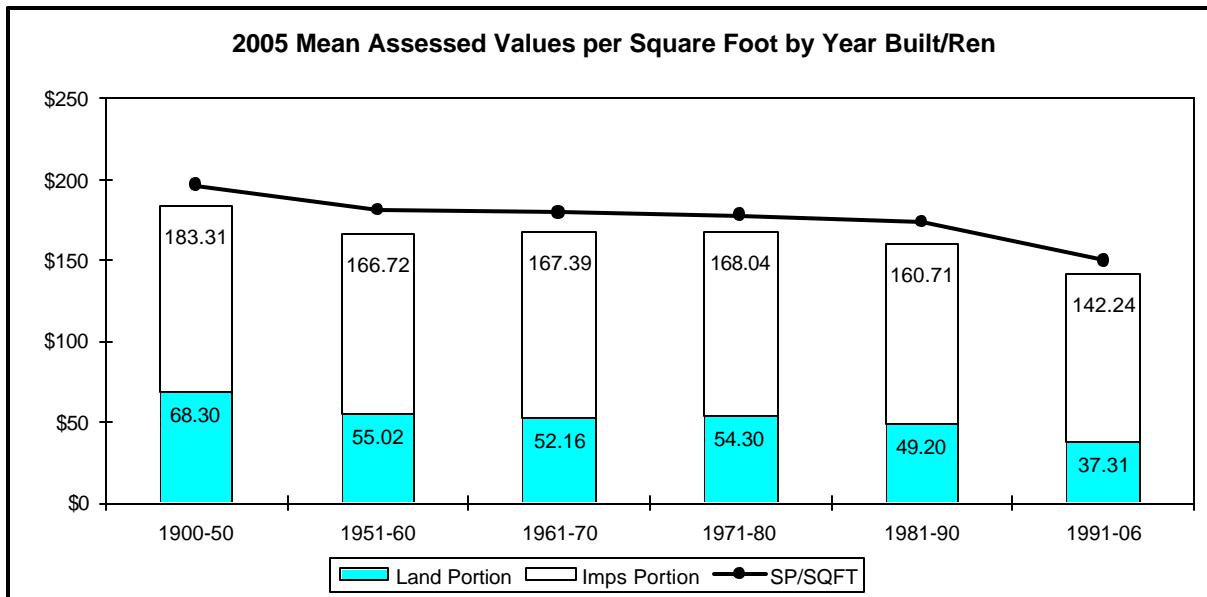
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	3	0.24%	4	14	0.24%
5	7	0.56%	5	68	1.16%
6	87	7.00%	6	399	6.82%
7	880	70.85%	7	4299	73.44%
8	255	20.53%	8	1023	17.48%
9	10	0.81%	9	35	0.60%
10	0	0.00%	10	15	0.26%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1242			5854		



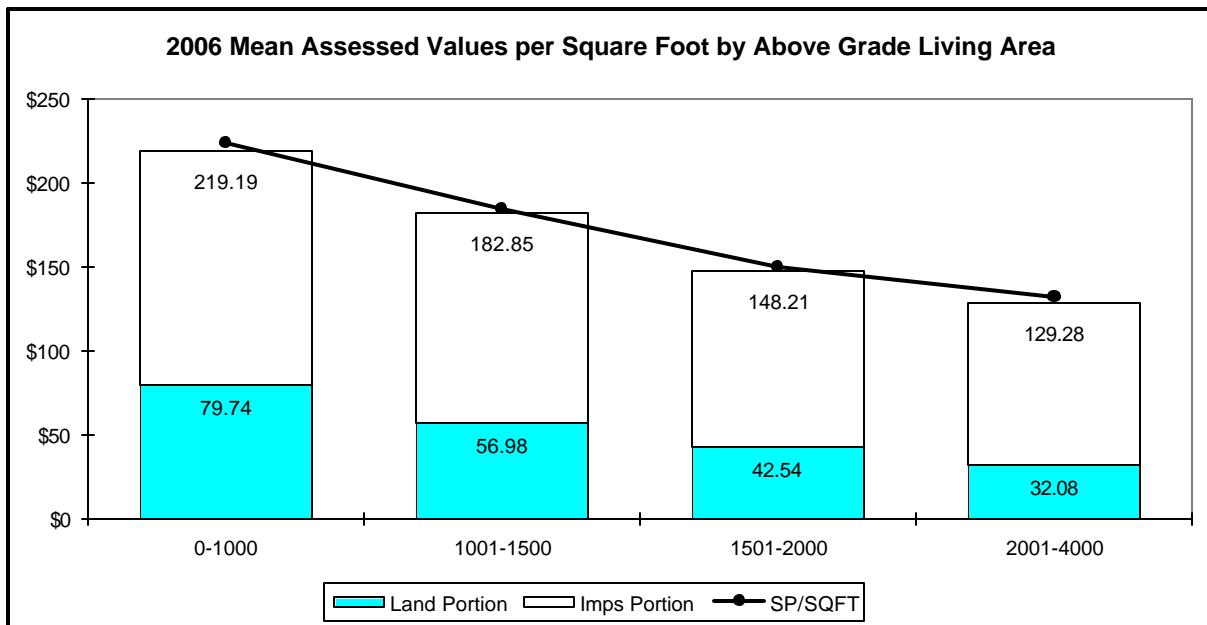
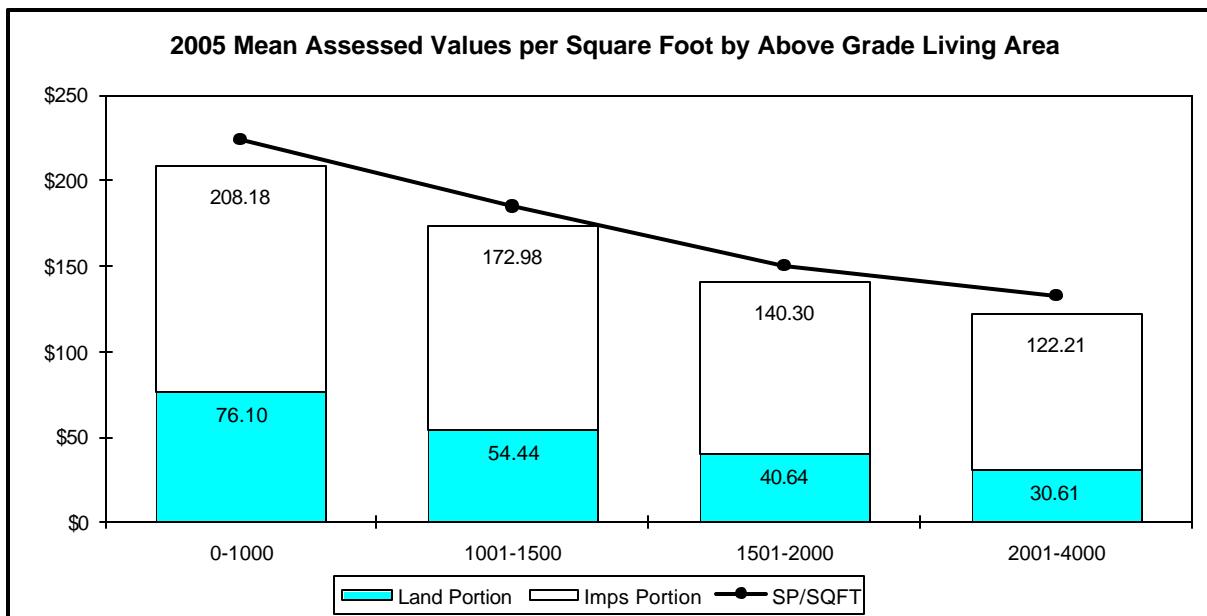
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated***



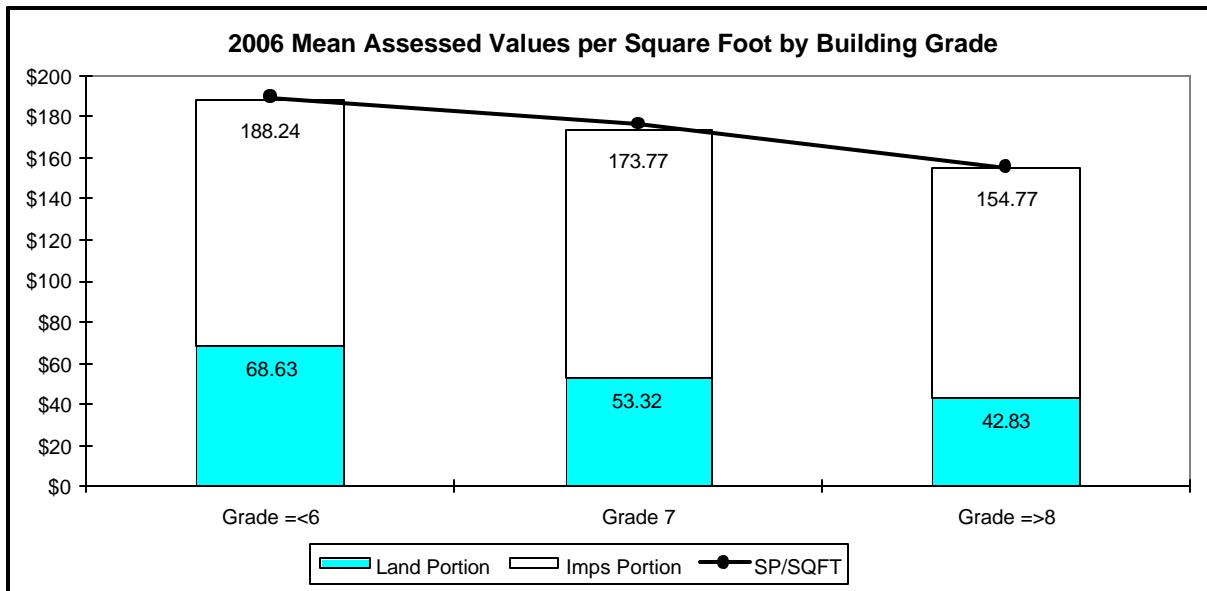
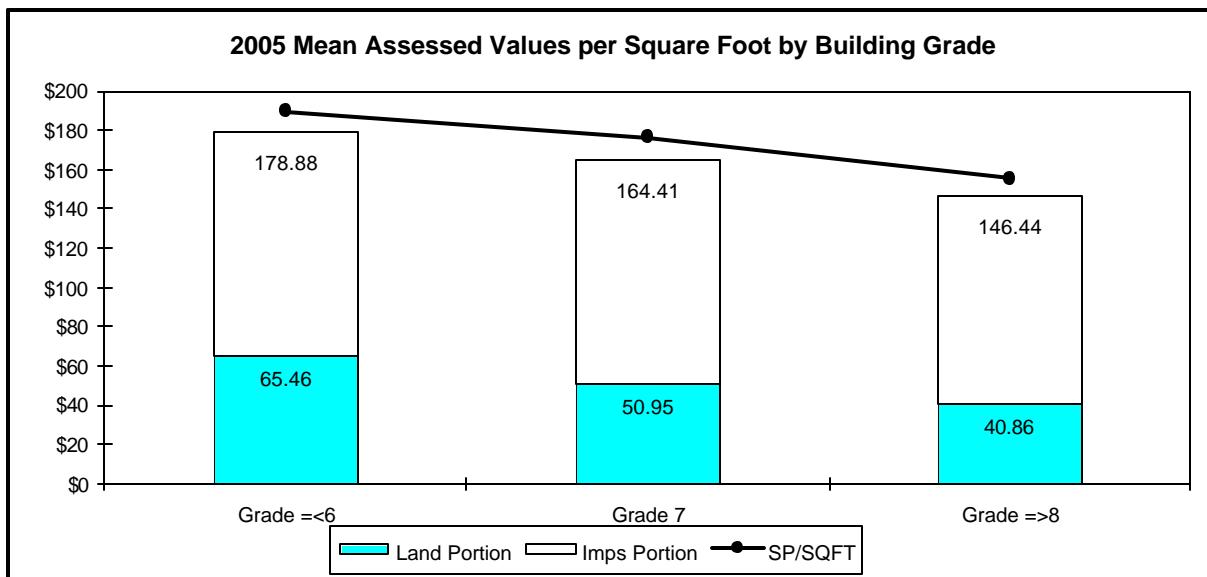
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***

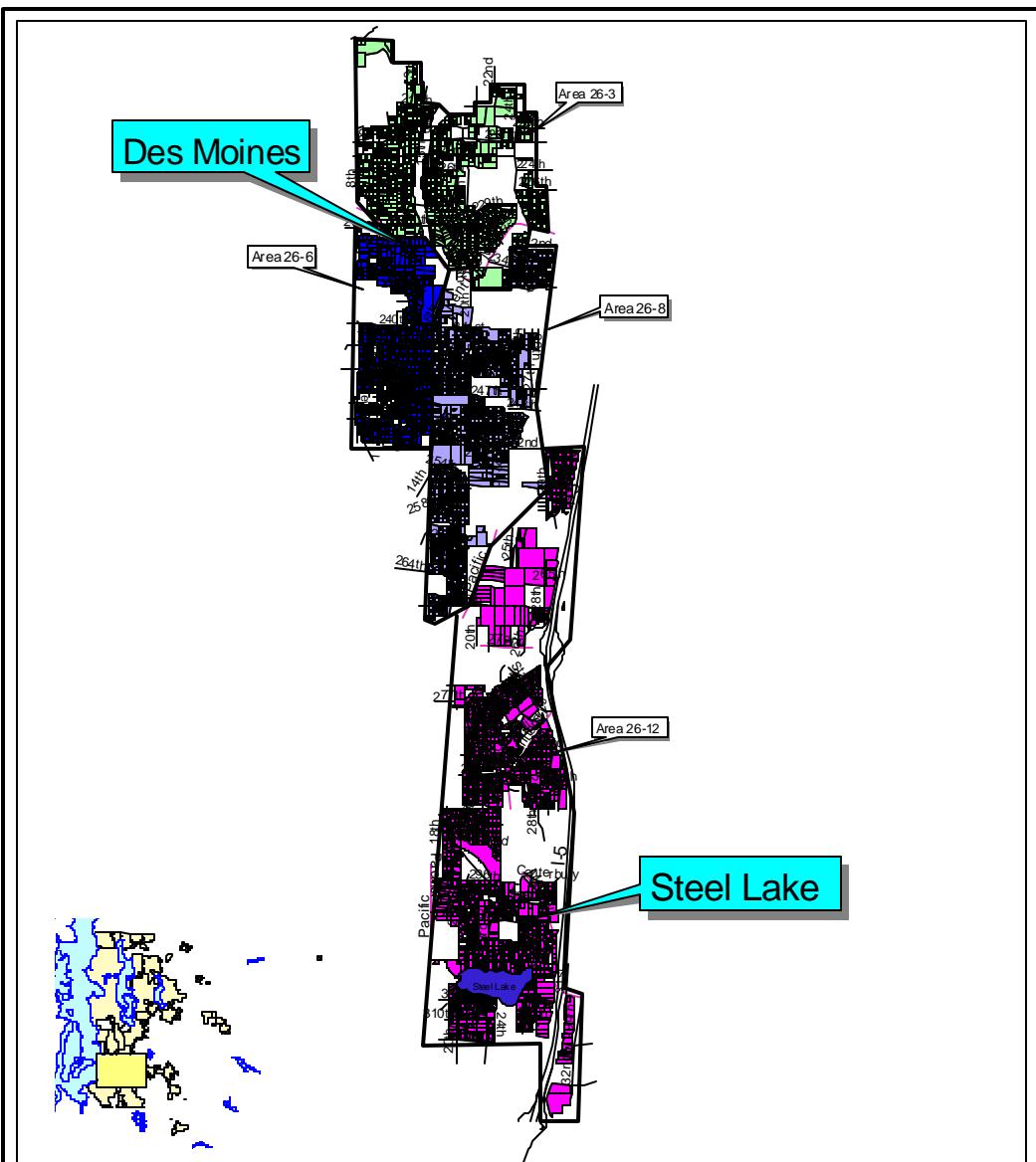


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 26

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May 9, 2005

0.3 0 0.3 0.6 0.9 1.2 Miles



Department of Assessments

**Legend**  
Area 26 Sub Areas

3
6
8
12

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the **22** usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **4.7%** increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$\text{2006 Land Value} = \text{2005 Land Value} \times \textcolor{red}{1.057}, \text{with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1242** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The sales sample indicated that no adjustments were warranted for specific categories; therefore, a single adjustment of 6% is applied to all improved properties in this area with the exception of properties with waterfront footage, which were already at an acceptable assessment level. These properties received no adjustment.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / 2006 Total Value = 2005 Total Value \* 1.06 except for Properties with waterfront footage, which are valued at 2005 Total Value \* 1

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2006 Improvements Value} = \text{2006 Total Value minus 2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.061)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)**

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2006 Total Value = 2006 Land Value + Previous Improvement Value \* 1.061, with results rounded down to the next \$1,000

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 26 Annual Update Model Adjustments**

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6%

#### **Comments**

The % adjustments shown are what would be applied to all parcels except for parcels with waterfront footage. There are 87 waterfront parcels in Area 26.

98% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .986

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=6	97	0.941	0.993	5.5%	0.965	1.022
7	880	0.931	0.981	5.3%	0.973	0.989
>=8	265	0.936	0.983	5.0%	0.969	0.996
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1950	50	0.920	0.972	5.6%	0.927	1.017
1951-1960	199	0.917	0.968	5.6%	0.951	0.986
1961-1970	417	0.933	0.986	5.6%	0.973	0.998
1971-1980	137	0.937	0.989	5.6%	0.968	1.010
1981-1990	175	0.928	0.980	5.6%	0.963	0.997
1991-2006	264	0.944	0.986	4.4%	0.972	0.999
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair/Average	789	0.933	0.981	5.1%	0.972	0.989
Good	431	0.933	0.985	5.6%	0.974	0.997
Very Good	22	0.930	0.983	5.6%	0.907	1.058
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	872	0.931	0.983	5.5%	0.974	0.991
1.5	66	0.928	0.981	5.7%	0.945	1.016
2	304	0.937	0.981	4.6%	0.968	0.994
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-1000	109	0.929	0.978	5.3%	0.956	1.000
1001-1500	685	0.938	0.991	5.7%	0.982	1.000
1501-2000	271	0.933	0.986	5.6%	0.970	1.001
2001-4000	177	0.920	0.973	5.8%	0.955	0.991
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1128	0.935	0.989	5.8%	0.982	0.996
Y	114	0.914	0.959	4.9%	0.931	0.986

## Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .986

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

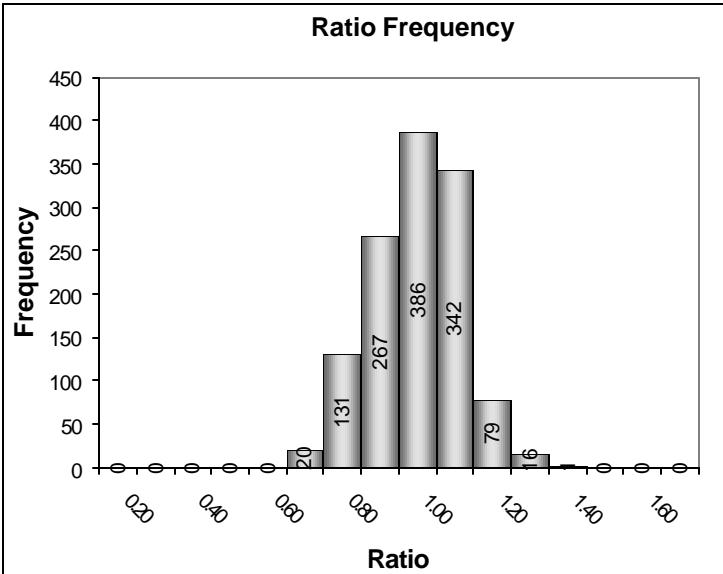
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1226	0.932	0.986	5.8%	0.979	0.993
Y	16	0.971	0.971	0.0%	0.904	1.038
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	196	0.931	0.984	5.8%	0.964	1.005
6	205	0.938	0.992	5.8%	0.976	1.008
8	331	0.930	0.983	5.8%	0.970	0.996
12	510	0.934	0.985	5.5%	0.975	0.995
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<8000	559	0.949	1.004	5.8%	0.995	1.013
8000-10000	400	0.921	0.973	5.6%	0.960	0.985
10001-30000	266	0.924	0.975	5.5%	0.958	0.991
>30000	17	0.857	0.906	5.8%	0.832	0.980

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> Southwest/District 3/Team2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 4/4/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Des Moines</b>	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1242			
<b>Mean Assessed Value</b>	224,700		
<b>Mean Sales Price</b>	240,900		
<b>Standard Deviation AV</b>	40,076		
<b>Standard Deviation SP</b>	54,275		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.948		
<b>Median Ratio</b>	0.954		
<b>Weighted Mean Ratio</b>	0.933		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.643		
<b>Highest ratio:</b>	1.308		
<b>Coefficient of Dispersion</b>	9.99%		
<b>Standard Deviation</b>	0.117		
<b>Coefficient of Variation</b>	12.32%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.945		
<i>Upper limit</i>	0.964		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.954		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5854		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.117		
<b>Recommended minimum:</b>	22		
<b>Actual sample size:</b>	1242		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	595		
# ratios above mean:	647		
<i>Z:</i>	1.476		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



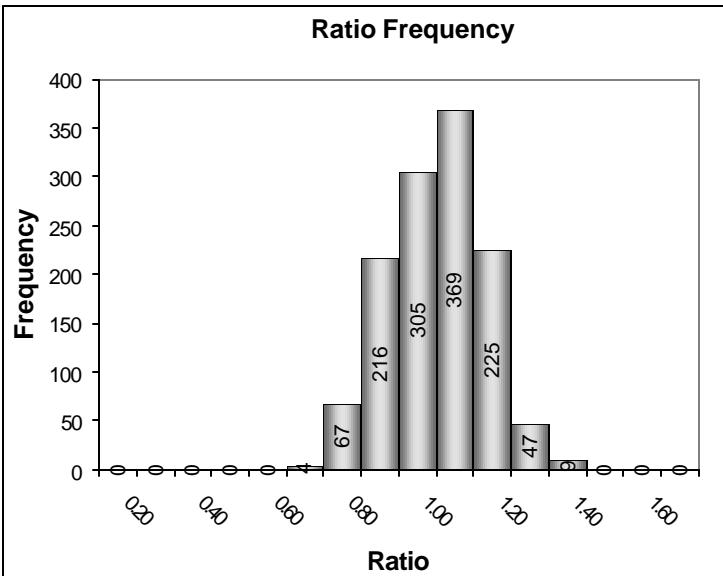
### COMMENTS:

1 to 3 Unit Residences throughout area 26

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> Southwest/District 3/Team2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 4/4/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Des Moines</b>	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1242			
<b>Mean Assessed Value</b>	237,500		
<b>Mean Sales Price</b>	240,900		
<b>Standard Deviation AV</b>	41,935		
<b>Standard Deviation SP</b>	54,275		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.002		
<b>Median Ratio</b>	1.009		
<b>Weighted Mean Ratio</b>	0.986		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.678		
<b>Highest ratio:</b>	1.384		
<b>Coefficient of Dispersion</b>	9.98%		
<b>Standard Deviation</b>	0.123		
<b>Coefficient of Variation</b>	12.31%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	1.000		
<i>Upper limit</i>	1.018		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5854		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.123		
<b>Recommended minimum:</b>	24		
<b>Actual sample size:</b>	1242		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	595		
# ratios above mean:	647		
<i>Z:</i>	1.476		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 26

The assessment level has been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	215640	0023	9/17/03	\$180,500	720	0	5	1940	4	11678	N	N	21612 24TH AV S
003	605240	1545	2/5/03	\$157,500	760	0	5	1935	3	8924	N	N	22327 16TH AV S
003	911000	0025	10/7/05	\$220,000	870	0	5	1952	3	8072	Y	N	805 S 226TH ST
003	605240	0465	9/12/03	\$206,000	770	240	6	1963	3	6000	Y	N	22214 10TH AV S
003	605240	0745	4/23/03	\$247,000	860	700	6	1957	4	6000	Y	N	22021 10TH AV S
003	201330	0050	4/8/05	\$240,000	880	800	6	1948	5	19978	N	N	23336 19TH AV S
003	201330	0050	2/11/04	\$175,000	880	800	6	1948	5	19978	N	N	23336 19TH AV S
003	529620	0060	4/28/03	\$175,500	910	0	6	1948	3	8369	N	N	22212 8TH AV S
003	605240	2515	11/11/03	\$215,000	920	0	6	1954	4	15000	N	N	1307 S 222ND ST
003	529620	0071	4/15/03	\$187,500	1030	0	6	1961	3	5200	N	N	22216 8TH AV S
003	605240	0505	9/8/05	\$244,000	1070	0	6	1949	4	6000	Y	N	22232 10TH AV S
003	509700	0010	8/20/04	\$210,000	1110	0	6	1943	4	21036	N	N	21902 24TH AV S
003	605240	0400	4/20/05	\$249,500	1120	800	6	1945	4	9000	N	N	22028 10TH AV S
003	605240	0215	6/21/04	\$237,000	1140	570	6	1955	4	9261	Y	N	22323 11TH AV S
003	201140	0793	5/23/03	\$215,000	1210	0	6	1932	4	16695	Y	N	22328 10TH AV S
003	605240	0900	2/8/05	\$265,000	1230	700	6	1919	4	6000	Y	N	22224 9TH AV S
003	162204	9179	1/14/03	\$184,850	1230	0	6	1997	3	11454	N	N	2467 S 224TH ST
003	162204	9101	8/24/05	\$222,000	1280	0	6	1955	4	11550	N	N	22616 24TH AV S
003	201140	0163	11/17/05	\$241,500	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	201140	0163	4/27/04	\$214,950	1290	0	6	1960	4	11065	N	N	1221 S 229TH ST
003	911000	0040	12/8/04	\$220,000	1300	0	6	1950	4	8072	Y	N	831 S 226TH ST
003	092204	9358	1/22/03	\$164,950	1360	0	6	1948	4	15246	N	N	21625 24TH AV S
003	201140	0474	5/1/03	\$219,950	1530	0	6	1982	3	12400	N	N	1011 S 230TH ST
003	605240	1225	11/13/03	\$215,000	1600	600	6	1949	3	13200	Y	N	22032 8TH AV S
003	162204	9084	10/27/04	\$249,500	1630	0	6	1943	4	14374	N	N	2622 KENT-DES MOINES RD
003	605240	0870	9/7/04	\$390,000	1790	580	6	1918	5	18000	Y	N	22214 9TH AV S
003	092204	9081	9/17/03	\$185,000	2080	0	6	1977	5	13939	N	N	2161 S 216TH ST
003	885150	0070	5/6/03	\$219,950	920	920	7	1965	2	7560	N	N	21823 12TH AV S
003	911000	0015	5/6/03	\$245,000	920	0	7	1952	4	8071	Y	N	812 S 226TH ST
003	605240	0921	1/14/05	\$247,000	950	890	7	1958	3	6000	Y	N	904 S 223RD ST
003	727200	0890	4/15/05	\$261,450	960	0	7	1955	3	9542	N	N	22635 16TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864320	0065	3/8/05	\$234,950	1000	0	7	1958	4	24832	N	N	23016 16TH AV S
003	201140	0200	6/28/04	\$250,000	1010	720	7	1955	4	9660	Y	N	1204 S 230TH ST
003	201140	0472	11/17/03	\$213,000	1010	600	7	1954	4	10800	N	N	1051 S 230TH ST
003	885150	0090	1/27/03	\$183,000	1010	0	7	1966	4	7304	N	N	21841 12TH AV S
003	201140	0011	4/8/05	\$283,500	1020	1020	7	1959	4	10200	N	N	23005 16TH AV S
003	727200	0260	11/2/05	\$267,000	1040	800	7	1960	3	10178	N	N	22640 13TH AV S
003	201140	0510	1/22/04	\$220,000	1040	500	7	1980	3	9100	N	N	1030 S 230TH ST
003	092204	9221	2/5/03	\$185,000	1090	0	7	1950	3	23522	N	N	2231 S 216TH ST
003	162204	9213	2/11/03	\$197,500	1090	0	7	2002	3	19755	N	N	2036 KENT-DES MOINES RD
003	509700	0030	10/6/03	\$188,000	1100	0	7	1955	4	10203	N	N	2428 S 219TH ST
003	605240	2636	4/19/04	\$219,950	1120	0	7	1969	4	7500	N	N	1209 S 223RD ST
003	057600	0925	4/28/05	\$329,500	1150	1150	7	1956	5	8750	N	N	1811 S 223RD ST
003	201140	0572	12/18/03	\$284,950	1150	500	7	1958	3	10400	Y	N	22728 10TH AV S
003	864300	0195	4/28/04	\$259,900	1150	1150	7	1963	4	11742	Y	N	22919 19TH AV S
003	162204	9024	11/1/05	\$258,000	1150	900	7	1994	3	12963	N	N	23402 18TH AV S
003	713810	0120	11/7/05	\$310,800	1180	620	7	1962	3	9990	N	N	22901 27TH AV S
003	201140	0128	9/21/05	\$353,500	1180	1000	7	1961	4	30931	N	N	1315 S 229TH ST
003	082204	9164	7/24/05	\$255,000	1180	460	7	1967	3	10350	N	N	1152 S 220TH ST
003	727200	1205	4/15/04	\$265,000	1180	400	7	1993	3	8187	N	N	22459 15TH AV S
003	605240	0431	3/6/03	\$267,000	1180	1180	7	1960	3	7200	Y	N	1010 S 222ND ST
003	885150	0110	4/16/04	\$204,000	1180	0	7	1966	3	7268	N	N	21857 12TH AV S
003	321080	0200	8/27/04	\$264,900	1190	650	7	1968	4	9600	N	N	21817 14TH AV S
003	321080	0240	5/28/04	\$250,300	1190	550	7	1962	3	9600	N	N	21808 13TH AV S
003	162204	9231	9/19/03	\$250,000	1190	510	7	1995	3	8552	N	N	23228 22ND PL S
003	509700	0100	6/22/03	\$204,000	1200	600	7	1963	3	10051	N	N	2443 S 219TH ST
003	195370	0080	4/5/05	\$286,000	1220	720	7	1989	3	10500	N	N	23154 24TH AV S
003	605240	0515	9/13/04	\$273,500	1220	600	7	1983	3	6000	Y	N	22236 10TH AV S
003	201140	0024	7/3/03	\$253,000	1230	610	7	1961	3	26200	N	N	22825 16TH AV S
003	201140	0702	6/28/04	\$250,000	1240	0	7	1953	4	6000	Y	N	22544 8TH AV S
003	864280	0005	6/9/05	\$280,950	1250	0	7	1955	4	10682	Y	N	22806 THUNDERBIRD DR
003	201140	0712	10/21/03	\$242,000	1250	620	7	1962	4	9620	Y	N	1145 APPLE LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	201140	0790	7/28/04	\$231,000	1260	0	7	1960	4	13880	N	N	22332 10TH AV S
003	092204	9381	8/29/05	\$256,950	1270	0	7	1978	3	11325	N	N	21912 18TH PL S
003	092204	9136	8/4/05	\$249,000	1270	0	7	1978	3	11325	Y	N	21926 18TH PL S
003	201140	0775	8/16/04	\$282,500	1270	770	7	1979	4	9583	Y	N	1104 S 224TH PL
003	092204	9136	8/25/03	\$175,000	1270	0	7	1978	3	11325	Y	N	21926 18TH PL S
003	605240	0295	2/9/05	\$345,000	1280	1070	7	1961	5	7200	Y	N	22005 11TH AV S
003	713800	0070	3/28/05	\$244,900	1280	700	7	1961	3	10665	N	N	22799 26TH AV S
003	713800	0070	5/21/03	\$222,000	1280	700	7	1961	3	10665	N	N	22799 26TH AV S
003	057600	0085	5/6/03	\$189,000	1280	0	7	1979	3	5000	N	N	22017 17TH PL S
003	713810	0070	12/19/05	\$316,950	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	321080	0010	11/7/05	\$305,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AV S
003	727200	0136	8/2/05	\$293,450	1290	570	7	1963	3	10178	N	N	22639 13TH AV S
003	679060	0300	6/16/03	\$224,100	1290	0	7	1965	4	8000	N	N	22920 23RD PL S
003	713810	0070	10/27/03	\$252,500	1290	1250	7	1962	4	12792	N	N	2662 S 228TH PL
003	321080	0010	8/12/03	\$220,000	1290	1180	7	1961	4	9776	N	N	21849 15TH AV S
003	162204	9228	6/8/05	\$275,000	1300	1040	7	1994	3	9745	N	N	22609 28TH AV S
003	864320	0061	8/2/04	\$289,950	1300	1200	7	1979	4	9583	N	N	1630 S 231ST PL
003	727200	0205	4/28/05	\$236,000	1300	0	7	1960	4	8906	N	N	22615 13TH AV S
003	082204	9145	4/23/04	\$234,750	1300	0	7	1964	3	9583	N	N	21437 13TH AV S
003	713810	0040	2/9/04	\$232,500	1300	730	7	1962	4	10125	N	N	22902 27TH AV S
003	162204	9228	7/6/04	\$176,000	1300	1040	7	1994	3	9745	N	N	22609 28TH AV S
003	679060	0250	4/22/04	\$213,100	1310	0	7	1966	4	8424	N	N	2144 S 229TH ST
003	215640	0024	9/28/05	\$256,000	1320	0	7	1965	3	9820	N	N	21614 24TH AV S
003	713800	0050	5/10/05	\$285,000	1320	770	7	1960	3	10665	N	N	22759 26TH AV S
003	321080	0160	1/11/05	\$222,700	1320	750	7	1960	3	9000	N	N	21845 14TH AV S
003	215640	0024	1/14/04	\$176,000	1320	0	7	1965	3	9820	N	N	21614 24TH AV S
003	713800	0130	7/21/05	\$277,000	1330	1000	7	1961	3	10350	N	N	2641 S 227TH PL
003	162204	9115	7/16/04	\$275,000	1330	900	7	1957	4	10890	Y	N	22458 16TH AV S
003	601400	0025	12/16/05	\$360,000	1340	1340	7	1962	3	11236	N	N	1230 S 229TH ST
003	321080	0350	8/7/03	\$265,000	1340	750	7	1961	3	10080	N	N	21825 13TH AV S
003	601400	0025	10/13/03	\$267,000	1340	1340	7	1962	3	11236	N	N	1230 S 229TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	885150	0030	11/25/03	\$197,000	1340	0	7	1966	3	8025	N	N	21807 12TH AV S
003	321080	0110	5/26/05	\$263,000	1350	0	7	1963	3	8840	N	N	21826 14TH AV S
003	201140	0611	7/8/03	\$313,250	1350	830	7	1954	4	36400	Y	N	22651 12TH AV S
003	727200	0745	7/26/04	\$254,000	1360	0	7	1992	3	8884	N	N	22656 15TH AV S
003	679060	0640	11/17/03	\$236,000	1360	1200	7	1966	4	7875	N	N	2029 S 232ND PL
003	057600	1000	3/19/03	\$185,000	1360	400	7	1961	3	9450	N	N	22301 EMMETT LN S
003	201320	0010	5/10/04	\$289,000	1370	1100	7	1966	4	11826	N	N	1701 S 234TH ST
003	727200	0615	10/30/03	\$270,613	1370	720	7	1993	3	7791	N	N	22627 15TH AV S
003	885150	0080	4/19/05	\$194,000	1380	0	7	1964	3	7560	N	N	21833 12TH AV S
003	713810	0030	10/22/03	\$165,000	1380	0	7	1962	2	10125	N	N	22864 27TH AV S
003	201140	0729	5/3/04	\$225,000	1400	1200	7	1961	3	10801	Y	N	22443 12TH AV S
003	057600	0550	8/29/05	\$222,000	1420	390	7	1961	3	12500	N	N	1930 S 223RD ST
003	057600	1001	6/30/03	\$182,500	1420	0	7	1961	3	9555	N	N	22300 EMMETT LN S
003	713810	0110	4/4/03	\$237,500	1440	1000	7	1963	4	9990	Y	N	22865 27TH AV S
003	679060	0660	10/27/03	\$254,950	1450	1250	7	1963	4	13125	N	N	2020 S 232ND PL
003	321080	0020	1/9/03	\$235,000	1450	1050	7	1963	3	8840	N	N	21845 15TH AV S
003	509700	0050	6/11/03	\$186,000	1460	0	7	1967	3	10520	N	N	2444 S 219TH ST
003	321080	0120	1/3/05	\$264,000	1470	0	7	1960	4	8840	N	N	21834 14TH AV S
003	864300	0055	9/26/05	\$297,000	1480	870	7	1963	4	14186	Y	N	1711 S 232ND ST
003	885150	0100	5/11/05	\$246,500	1490	0	7	1966	3	7216	N	N	21849 12TH AV S
003	864300	0080	6/28/05	\$285,000	1490	730	7	1968	4	11466	Y	N	1907 S 232ND ST
003	727200	1725	2/24/05	\$225,000	1530	300	7	1988	3	6362	N	N	22507 13TH AV S
003	605240	0335	4/5/04	\$302,000	1540	1180	7	1964	3	7200	Y	N	22025 11TH AV S
003	713800	0230	1/27/04	\$189,900	1540	0	7	1961	4	9720	N	N	22631 28TH AV S
003	885150	0150	9/21/04	\$249,950	1550	0	7	1965	4	7200	N	N	21834 12TH AV S
003	679060	0310	4/18/04	\$262,000	1570	440	7	1965	4	12960	N	N	22926 23RD PL S
003	201140	0041	8/30/04	\$262,500	1570	800	7	1965	4	11780	N	N	1505 S 228TH ST
003	888888	0010	9/8/03	\$227,500	1570	0	7	1989	3	13790	N	N	21826 15TH AV S
003	727200	0725	10/8/03	\$232,780	1580	0	7	1992	3	8694	N	N	22662 15TH AV S
003	679060	1110	4/10/03	\$215,000	1580	400	7	1963	3	10926	N	N	2025 S 231ST ST
003	092204	9279	7/6/04	\$219,800	1590	0	7	1959	3	12632	Y	N	2043 S 223RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	679060	0770	6/26/05	\$292,000	1600	480	7	1963	4	14388	N	N	23211 20TH AV S
003	679060	0650	2/18/05	\$268,990	1600	520	7	1963	4	13500	N	N	2019 S 232ND PL
003	679060	0490	8/22/03	\$232,000	1600	460	7	1963	4	9170	N	N	2111 S 230TH ST
003	321080	0070	7/14/05	\$280,000	1610	1320	7	1961	3	9360	N	N	21805 15TH AV S
003	509700	0130	1/14/04	\$215,000	1610	0	7	1975	3	9750	N	N	2419 S 219TH ST
003	321080	0100	6/10/04	\$270,000	1620	480	7	1965	4	8840	N	N	21820 14TH AV S
003	679060	0990	8/1/03	\$214,000	1620	460	7	1965	3	8400	N	N	22933 21ST AV S
003	605240	3030	11/16/05	\$290,000	1630	0	7	1980	3	6000	N	N	22016 12TH AV S
003	713810	0010	9/14/05	\$302,500	1630	840	7	1962	4	10125	N	N	22802 27TH AV S
003	605240	3030	6/1/04	\$227,500	1630	0	7	1980	3	6000	N	N	22016 12TH AV S
003	201140	0009	10/12/05	\$335,000	1650	0	7	1988	4	9225	N	N	23037 16TH AV S
003	201140	0018	6/16/05	\$274,500	1670	1670	7	1964	3	15750	N	N	22811 16TH AV S
003	162204	9011	5/5/05	\$340,000	1690	1100	7	1957	3	23101	N	N	23408 18TH AV S
003	162204	9011	3/5/03	\$235,000	1690	1100	7	1957	3	23101	N	N	23408 18TH AV S
003	605240	0150	11/3/05	\$385,000	1710	400	7	1977	3	10875	Y	N	22308 11TH AV S
003	162204	9234	8/9/04	\$292,000	1790	0	7	1995	3	7613	N	N	23223 22ND PL S
003	727200	0755	10/19/05	\$325,000	1820	0	7	1992	3	8885	N	N	22650 15TH AV S
003	605240	1610	8/11/04	\$260,500	1850	0	7	1995	3	11800	N	N	22324 15TH AV S
003	864280	0025	3/16/04	\$300,000	1860	0	7	1955	4	11236	Y	N	23006 THUNDERBIRD DR
003	201140	0162	7/8/03	\$339,000	1870	1460	7	1992	3	9750	Y	N	1227 S 228TH ST
003	037900	0020	9/10/04	\$230,000	1880	0	7	1960	3	10500	N	N	22611 26TH AV S
003	679060	0780	11/21/05	\$293,000	1950	0	7	1964	4	10525	N	N	23209 20TH AV S
003	864260	0085	8/15/03	\$274,900	1970	510	7	1954	4	11303	Y	N	22806 17TH AV S
003	679060	1010	8/24/04	\$234,950	2000	0	7	1963	4	9350	N	N	2038 S 230TH ST
003	201320	0210	8/24/05	\$370,000	2060	1200	7	1964	4	11000	N	N	23311 19TH AV S
003	679060	0560	11/17/05	\$282,500	2060	0	7	1964	3	8400	N	N	23202 21ST AV S
003	727200	1785	6/17/05	\$384,950	2070	0	7	2002	3	12680	N	N	22411 13TH AV S
003	418030	0020	7/21/05	\$469,000	2140	440	7	1980	3	9228	Y	N	842 S 227TH PL
003	679060	0960	6/10/05	\$317,500	2160	0	7	1965	4	10780	N	N	2043 S 229TH ST
003	864300	0120	8/25/05	\$352,500	2230	0	7	1963	4	12096	Y	N	1807 S 229TH ST
003	864300	0210	9/28/05	\$345,000	2520	0	7	1963	4	9282	Y	N	22916 19TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	201140	0610	3/1/04	\$425,000	2730	600	7	1921	4	16590	Y	N	22702 10TH AV S
003	679060	0010	6/11/03	\$197,900	1290	0	8	1966	4	7920	N	N	1916 S 232ND ST
003	200700	0070	4/1/04	\$227,000	1340	0	8	1997	3	9065	N	N	23444 23RD PL S
003	255770	0030	6/7/05	\$321,500	1400	360	8	1978	3	8925	Y	N	22615 19TH AV S
003	200700	0030	6/23/05	\$274,950	1430	0	8	1998	3	9600	N	N	23416 23RD PL S
003	200700	0090	4/24/03	\$218,000	1430	0	8	1997	3	11835	N	N	23451 23RD PL S
003	679060	0030	6/3/04	\$249,975	1440	670	8	1963	3	8635	N	N	23147 20TH AV S
003	679060	0070	4/16/04	\$215,000	1440	0	8	1965	4	8690	N	N	23019 20TH AV S
003	815930	0050	2/24/05	\$435,000	1510	750	8	1979	3	9112	Y	N	1642 S 225TH ST
003	201140	0475	12/15/04	\$292,500	1550	1200	8	1992	3	10430	Y	N	1015 S 230TH ST
003	162204	9214	2/27/04	\$213,000	1590	0	8	1979	3	10454	N	N	22622 27TH PL S
003	058760	0110	9/29/03	\$305,000	1660	1400	8	1967	3	11475	Y	N	1734 S 227TH PL
003	869980	0070	4/19/05	\$371,600	1690	360	8	1986	3	8909	Y	N	22710 18TH AV S
003	162204	9189	12/1/05	\$455,950	1720	550	8	1964	3	9583	Y	N	22710 16TH AV S
003	605240	2985	9/24/04	\$297,000	1890	0	8	1998	3	12000	N	N	22218 12TH AV S
003	201140	0740	3/17/05	\$535,000	1970	1100	8	1957	4	26317	Y	N	22520 8TH AV S
003	058760	0070	8/16/04	\$394,431	1970	770	8	2004	3	9450	Y	N	1700 S 227TH PL
003	200700	0050	11/8/04	\$289,950	1980	0	8	1998	3	9600	N	N	23432 23RD PL S
003	057600	0749	10/7/04	\$362,950	2020	0	8	2004	3	18375	N	N	1611 S 222ND ST
003	780968	0090	10/15/03	\$255,000	2030	0	8	1991	3	9907	N	N	2465 S 220TH ST
003	727200	0020	6/21/04	\$259,950	2070	0	8	1958	4	12672	N	N	22646 12TH AV S
003	605240	2675	1/27/05	\$310,000	2150	0	8	2000	3	9000	N	N	2201 13TH AV S
003	605240	2660	12/8/04	\$329,950	2270	0	8	2000	3	9000	N	N	22007 13TH AV S
003	679060	0015	12/17/04	\$278,387	2330	250	8	1963	4	8030	N	N	23205 20TH AV S
003	201140	0649	4/27/04	\$358,000	2340	0	8	1985	3	12150	Y	N	1130 RAINBOW LN
003	162204	9158	7/22/03	\$362,700	2340	640	8	1962	4	14850	Y	N	22601 18TH AV S
003	727200	1550	7/26/05	\$374,950	2420	0	8	1992	3	10330	N	N	22496 13TH AV S
003	200630	0020	7/22/05	\$406,000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
003	200630	0110	10/3/05	\$398,200	2840	0	8	1980	3	7456	N	N	23317 20TH AV S
003	200630	0090	12/28/04	\$298,700	2840	0	8	1980	3	7080	N	N	23301 20TH AV S
003	200630	0080	10/13/03	\$295,000	2840	0	8	1980	3	7600	N	N	2002 S 233RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	200630	0040	5/10/05	\$425,000	2900	0	8	1980	3	7200	N	N	2034 S 233RD ST
003	200630	0160	6/2/05	\$386,000	2900	0	8	1980	3	14856	N	N	23359 20TH AV S
003	200630	0120	10/13/03	\$295,000	2900	0	8	1980	3	7200	N	N	23327 20TH AV S
003	727200	1710	11/25/03	\$310,000	3260	0	8	1992	3	8906	N	N	22533 13TH AV S
003	605240	2235	7/1/05	\$437,250	3370	0	8	2000	3	24000	N	N	1309 S 220TH ST
003	990200	0040	8/17/04	\$352,000	1670	1200	9	1955	3	9278	Y	N	1022 S 226TH ST
003	605240	2900	9/8/03	\$324,900	2480	0	9	2003	3	8937	N	N	1248 S 224TH ST
003	201140	0558	5/28/03	\$359,900	2520	0	9	2000	3	8406	Y	N	1132 S 229TH PL
003	057600	0750	7/22/04	\$398,000	2570	0	9	2004	3	11000	N	N	1619 S 222ND ST
003	201140	0590	6/25/03	\$592,000	2960	200	9	1998	3	40380	Y	N	22712 10TH AV S
006	945620	0161	7/22/05	\$260,000	1190	0	5	1956	3	24300	N	N	24827 16TH AV S
006	256080	1720	4/23/04	\$178,000	880	0	6	1968	4	4400	N	N	24731 13TH PL S
006	688900	0100	4/7/05	\$219,950	970	0	6	1961	4	9758	N	N	24903 15TH AV S
006	688900	0050	1/12/05	\$186,600	970	0	6	1961	4	7210	N	N	1510 S 250TH ST
006	542420	0050	4/16/03	\$170,000	970	0	6	1971	4	8000	N	N	1425 S 248TH ST
006	688900	0060	4/15/04	\$164,950	1010	0	6	1961	4	7777	N	N	24926 15TH AV S
006	256080	1515	1/24/05	\$204,450	1020	0	6	2004	3	5000	N	N	1315 S 245TH ST
006	172204	9067	8/30/04	\$215,300	1030	0	6	1935	3	80822	N	N	1615 KENT-DES MOINES RD
006	256080	0765	1/6/05	\$221,500	1060	0	6	1977	4	5000	N	N	24707 15TH AV S
006	201380	0960	3/2/05	\$205,000	1060	0	6	1976	3	8063	N	N	24242 14TH AV S
006	256080	3245	6/14/04	\$205,000	1060	0	6	1978	4	8025	N	N	25120 11TH AV S
006	256080	0387	8/17/04	\$173,787	1060	0	6	1976	3	3750	N	N	24416 15TH AV S
006	256080	0399	7/29/03	\$162,500	1060	0	6	1976	3	3750	N	N	24432 15TH AV S
006	201380	0860	6/25/04	\$195,000	1150	0	6	1978	3	11800	N	N	24313 16TH AV S
006	201380	0859	8/30/04	\$176,000	1150	0	6	1978	3	7920	N	N	24309 16TH AV S
006	256080	1730	6/23/04	\$187,500	1170	0	6	1968	4	4900	N	N	24735 13TH PL S
006	256080	0385	5/18/04	\$188,750	1170	0	6	1976	3	3750	N	N	24412 15TH AV S
006	688900	0030	3/15/05	\$200,000	1240	0	6	1961	5	8140	N	N	24845 16TH AV S
006	256080	0393	12/10/03	\$162,000	1270	0	6	1976	3	3750	N	N	24422 15TH AV S
006	256080	0383	4/11/05	\$210,000	1370	0	6	1976	3	3750	N	N	24408 15TH AV S
006	256080	0395	10/31/03	\$170,000	1370	0	6	1976	4	3750	N	N	24424 15TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	201380	0959	8/6/04	\$172,950	1470	0	6	1976	3	5375	N	N	24238 14TH AV S
006	172204	9020	7/11/05	\$305,000	1650	0	6	1947	4	49447	N	N	23328 14TH AV S
006	201380	1170	12/3/04	\$247,950	1920	0	6	1945	4	11440	N	N	24263 12TH PL S
006	201380	1170	7/30/03	\$224,950	1920	0	6	1945	4	11440	N	N	24263 12TH PL S
006	256080	0820	4/22/04	\$169,500	750	0	7	1967	3	5000	N	N	24735 15TH AV S
006	201380	0025	1/30/03	\$166,500	970	0	7	1966	4	12000	N	N	24025 16TH AV S
006	168420	0080	6/10/04	\$199,450	980	0	7	1963	4	11333	N	N	24103 15TH AV S
006	168420	0110	3/19/03	\$165,800	980	0	7	1962	3	7126	N	N	24121 15TH AV S
006	256080	0859	5/26/05	\$204,000	1000	0	7	1969	3	6250	N	N	24736 14TH AV S
006	201380	0295	2/19/04	\$209,950	1020	0	7	1985	3	8062	N	N	1217 S 240TH ST
006	256080	5260	3/11/05	\$210,000	1060	0	7	1957	4	7350	N	N	24904 MARINE VIEW DR S
006	256080	5290	11/5/03	\$185,000	1060	0	7	1958	4	7875	N	N	24916 MARINE VIEW DR S
006	201380	0125	5/5/04	\$182,500	1060	0	7	1977	3	5000	N	N	24010 13TH PL S
006	936131	0130	3/25/04	\$242,950	1080	600	7	1978	3	9037	N	N	24008 9TH PL S
006	542420	0020	6/19/03	\$224,000	1090	410	7	1981	3	8370	N	N	24816 14TH CT S
006	201380	0975	1/28/04	\$190,000	1100	0	7	1986	3	5375	N	N	24207 14TH AV S
006	688020	0020	2/11/05	\$231,000	1120	0	7	1986	3	7423	N	N	24047 9TH PL S
006	201140	0245	3/16/04	\$225,000	1120	600	7	1962	3	13556	N	N	23441 10TH AV S
006	256080	0365	6/21/05	\$254,925	1140	0	7	1990	3	7500	N	N	24433 16TH AV S
006	256080	0030	6/14/05	\$245,000	1140	0	7	1990	3	7500	N	N	24721 16TH AV S
006	256080	0365	6/18/03	\$189,900	1140	0	7	1990	3	7500	N	N	24433 16TH AV S
006	256080	1521	9/12/03	\$231,000	1150	1150	7	1976	3	6075	N	N	24511 13TH PL S
006	945620	0204	7/5/05	\$187,000	1150	0	7	1952	3	11000	N	N	1404 S 250TH ST
006	256080	1525	8/20/04	\$218,500	1150	380	7	1976	4	6075	N	N	24517 13TH PL S
006	172204	9082	2/17/04	\$219,975	1150	600	7	1963	4	12000	N	N	1327 S 232ND ST
006	945620	0204	9/25/03	\$163,000	1150	0	7	1952	3	11000	N	N	1404 S 250TH ST
006	256080	0255	11/15/05	\$260,000	1160	0	7	1988	3	5000	N	N	24518 15TH AV S
006	256080	0355	5/6/05	\$250,000	1160	0	7	1990	3	5000	N	N	24429 16TH AV S
006	330079	0680	3/15/05	\$249,950	1170	360	7	1987	3	7455	N	N	23824 13TH CT S
006	201380	0974	12/12/03	\$203,400	1170	0	7	1985	3	8063	N	N	24239 14TH AV S
006	172204	9022	1/11/05	\$288,000	1190	600	7	1990	3	7777	N	N	1418 S 235TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	256080	0701	7/21/05	\$258,450	1200	0	7	1967	4	6000	N	N	24518 14TH AV S
006	201380	0167	6/17/04	\$197,000	1200	0	7	1969	3	5000	N	N	24058 13TH PL S
006	945620	0442	3/23/04	\$201,700	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST
006	256080	1361	9/19/03	\$188,000	1200	0	7	1967	3	6350	N	N	24436 13TH PL S
006	168420	0050	3/24/05	\$251,500	1210	0	7	1962	4	13955	N	N	24110 15TH AV S
006	688020	0040	7/22/03	\$215,250	1210	0	7	1986	3	7527	N	N	24031 9TH PL S
006	201380	0705	4/20/04	\$189,950	1210	0	7	1952	3	9375	Y	N	823 S 240TH ST
006	168420	0050	7/25/03	\$182,500	1210	0	7	1962	4	13955	N	N	24110 15TH AV S
006	201140	0359	8/19/05	\$262,000	1220	0	7	1989	3	7380	N	N	23226 10TH AV S
006	256080	0573	8/25/05	\$228,450	1220	0	7	1967	4	6250	N	N	24428 14TH AV S
006	175340	0350	1/29/04	\$244,950	1220	800	7	1963	4	8652	N	N	1015 S 233RD PL
006	201380	0430	5/19/04	\$220,000	1220	600	7	1956	4	12500	N	N	24121 12TH AV S
006	330079	0360	1/14/04	\$240,000	1220	840	7	1985	3	7044	Y	N	1216 S 236TH PL
006	752385	0120	3/19/04	\$265,950	1230	860	7	1992	3	7628	N	N	24916 13TH PL S
006	936131	0050	5/19/05	\$241,500	1240	0	7	1978	4	7281	N	N	915 S 240TH PL
006	688021	0150	5/5/05	\$248,000	1250	0	7	1987	3	7200	N	N	1305 S 235TH PL
006	256080	1070	8/23/05	\$240,000	1250	0	7	1967	4	6300	N	N	24515 14TH AV S
006	256080	5450	7/10/03	\$205,000	1250	0	7	1985	3	5375	N	N	24834 MARINE VIEW DR S
006	256080	1160	2/25/03	\$185,000	1250	0	7	1968	4	6100	N	N	24518 13TH PL S
006	201380	1405	7/16/03	\$235,150	1260	940	7	1990	3	7628	N	N	24306 9TH AV S
006	330079	0010	3/22/05	\$242,000	1280	0	7	1985	3	10339	N	N	23910 14TH AV S
006	936131	0010	2/27/04	\$245,950	1290	600	7	1978	3	8686	N	N	24003 9TH PL S
006	945620	0165	5/26/05	\$280,950	1290	840	7	2005	3	23430	N	N	24825 16TH AV S
006	256080	4850	9/8/03	\$251,000	1290	860	7	2003	3	5375	N	N	24910 9TH AV S
006	256080	1218	7/22/04	\$187,500	1290	0	7	1967	4	6200	N	N	24427 14TH AV S
006	175350	0020	9/19/05	\$284,950	1300	0	7	1963	4	9603	N	N	1211 S 234TH PL
006	175330	0040	4/20/05	\$313,995	1300	1300	7	2004	3	8413	N	N	830 S 234TH PL
006	175330	0060	6/21/04	\$270,000	1300	680	7	1962	4	8413	N	N	818 S 234TH PL
006	201380	1345	11/16/04	\$231,000	1310	0	7	1988	3	5375	N	N	24223 10TH AV S
006	330079	0710	7/1/04	\$213,000	1310	0	7	1985	3	7681	N	N	23823 13TH PL S
006	201380	1345	5/7/03	\$200,000	1310	0	7	1988	3	5375	N	N	24223 10TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	201380	0225	2/25/03	\$169,000	1310	0	7	1978	3	5000	N	N	24055 13TH PL S
006	175340	0270	8/20/04	\$284,500	1320	880	7	1963	4	8600	Y	N	23321 12TH AV S
006	175350	0040	6/17/05	\$320,000	1330	800	7	1965	3	8822	N	N	23324 12TH AV S
006	201380	1053	4/22/05	\$251,945	1340	0	7	1967	3	7391	N	N	24215 13TH PL S
006	256080	0275	11/8/05	\$277,000	1340	0	7	1988	3	5000	N	N	24526 15TH AV S
006	330079	0780	10/1/04	\$221,500	1340	0	7	1985	3	8205	N	N	1305 S 239TH PL
006	256080	0916	10/31/05	\$273,000	1370	0	7	1968	4	6000	N	N	24737 14TH AV S
006	256080	1425	12/11/03	\$199,500	1380	0	7	1967	4	6350	N	N	24435 13TH PL S
006	330079	0720	6/20/03	\$219,990	1400	0	7	1985	3	6754	N	N	23829 13TH CT S
006	256080	4000	11/3/05	\$285,000	1420	0	7	1996	3	10313	N	N	1112 S 251ST ST
006	201380	0300	10/28/05	\$270,000	1450	0	7	1985	3	8062	N	N	24015 13TH AV S
006	201380	1350	5/18/05	\$269,000	1460	0	7	1993	3	7226	N	N	24305 10TH AV S
006	330079	0030	2/18/05	\$270,000	1490	330	7	1985	3	7605	N	N	23850 14TH AV S
006	201380	0851	3/27/03	\$209,000	1500	0	7	1961	4	12750	N	N	1523 S 242ND ST
006	172204	9021	3/20/03	\$300,000	1510	1350	7	1964	4	16641	N	N	1214 S 234TH PL
006	256080	0005	4/25/05	\$300,000	1540	0	7	1990	3	8225	N	N	24709 16TH AV S
006	201380	1425	10/31/03	\$220,000	1550	0	7	1990	3	11520	N	N	24321 9TH AV S
006	688021	0140	3/5/04	\$247,350	1580	0	7	1988	3	7200	N	N	1235 S 235TH PL
006	201380	1240	3/12/04	\$241,000	1580	0	7	1988	3	7200	N	N	24311 11TH AV S
006	201380	1351	2/11/04	\$219,500	1590	0	7	1993	3	7226	N	N	24317 10TH AV S
006	256080	0015	10/3/05	\$272,000	1630	0	7	1990	3	7500	N	N	24717 16TH AV S
006	144880	0020	6/1/03	\$235,000	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST
006	330079	0080	5/31/05	\$289,950	1670	0	7	1987	3	12805	N	N	23820 14TH AV S
006	256080	5620	9/23/05	\$335,000	1680	0	7	1978	3	10000	N	N	24505 9TH AV S
006	256080	5620	6/18/03	\$230,000	1680	0	7	1978	3	10000	N	N	24505 9TH AV S
006	330079	0240	10/20/03	\$245,000	1690	0	7	1986	3	10522	N	N	1420 S 236TH PL
006	256080	0905	10/28/04	\$219,950	1700	0	7	1968	3	6500	N	N	24705 14TH AV S
006	256080	0475	1/15/03	\$162,950	1720	0	7	1969	3	5000	N	N	24415 15TH AV S
006	201380	0863	11/25/05	\$225,000	1740	0	7	1959	4	24500	N	N	24317 16TH AV S
006	688021	0130	3/18/04	\$237,500	1740	0	7	1988	3	7210	N	N	1229 S 235TH PL
006	201380	0380	1/5/04	\$239,950	1740	0	7	1988	3	8062	N	N	24036 12TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	330079	0400	11/18/04	\$264,950	1790	0	7	1986	3	10026	N	N	1207 S 236TH ST
006	201140	0310	9/24/04	\$261,000	1790	0	7	1994	3	7797	N	N	903 S 233RD CT
006	201380	1140	12/14/04	\$254,950	1800	0	7	1990	3	7425	N	N	1203 S 242ND ST
006	201380	0856	10/14/05	\$289,950	1840	0	7	1960	4	18375	N	N	24303 16TH AV S
006	144880	0050	6/25/04	\$250,000	1860	0	7	1995	3	7301	N	N	1432 S 234TH ST
006	330079	0410	9/25/03	\$235,000	1900	0	7	1986	3	7490	N	N	1213 S 236TH PL
006	201380	0105	4/14/05	\$274,950	1930	0	7	1988	3	11700	N	N	24129 14TH PL S
006	256080	1222	10/26/04	\$254,300	1990	0	7	1967	4	6350	N	N	24433 14TH AV S
006	201140	0422	10/18/05	\$220,000	2030	0	7	1961	3	13247	N	N	23131 10TH AV S
006	175340	0230	6/19/03	\$293,000	2040	1260	7	1963	4	8500	N	N	1014 S 234TH PL
006	256080	0800	9/24/03	\$228,000	2090	0	7	2002	3	5000	N	N	24725 15TH AV S
006	201140	0421	9/22/04	\$287,500	2130	0	7	1991	3	16100	N	N	23129 10TH AV S
006	945620	0440	5/20/03	\$249,900	2130	0	7	1980	3	30718	N	N	1511 S 250TH ST
006	515310	0030	6/27/05	\$339,900	2140	0	7	1991	3	7715	N	N	24243 9TH AV S
006	353040	0073	12/29/04	\$183,000	890	0	8	1975	4	3845	N	N	24703 11TH AV S
006	353040	0073	6/23/03	\$169,950	890	0	8	1975	4	3845	N	N	24703 11TH AV S
006	353041	0161	8/26/03	\$164,000	930	0	8	1971	4	3049	N	N	24813 12TH AV S
006	353043	0050	12/16/04	\$177,500	970	0	8	1974	4	2497	N	N	24714 13TH AV S
006	353042	0245	3/25/04	\$237,500	980	440	8	1975	4	3478	N	N	24711 12TH AV S
006	353041	0180	6/29/05	\$247,500	980	410	8	1976	4	5227	N	N	24827 12TH AV S
006	353048	0050	6/6/05	\$190,000	1000	0	8	1977	4	2281	N	N	24434 13TH AV S
006	353047	0312	3/3/05	\$189,000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
006	353047	0311	6/17/04	\$179,950	1000	0	8	1978	4	3972	N	N	1007 S 246TH PL
006	353048	0070	3/24/04	\$174,500	1000	0	8	1978	4	2880	N	N	1220 S 244TH PL
006	353048	0072	12/3/03	\$168,000	1000	0	8	1978	4	1974	N	N	1216 S 244TH PL
006	353045	0100	9/26/03	\$185,000	1000	0	8	1975	4	3554	N	N	24610 11TH AV S
006	353041	0202	10/1/03	\$179,950	1010	0	8	1976	4	2340	N	N	24828 12TH AV S
006	353049	0090	6/29/04	\$186,000	1010	0	8	1978	4	3547	N	N	24435 12TH AV S
006	353041	0190	9/3/03	\$245,500	1030	500	8	1976	4	5600	N	N	24831 12TH AV S
006	353046	0030	8/4/05	\$185,000	1040	0	8	1977	4	3259	N	N	24504 13TH AV S
006	353041	0220	2/23/05	\$205,000	1050	0	8	1972	4	4370	N	N	24820 12TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353040	0051	5/3/05	\$245,000	1070	0	8	1974	4	4158	N	N	24710 11TH AV S
006	353044	0071	11/4/03	\$159,950	1070	0	8	1975	4	2320	N	N	24849 13TH AV S
006	353049	0131	12/13/04	\$196,000	1080	0	8	1979	4	2148	N	N	24450 12TH AV S
006	353042	0110	9/23/04	\$212,000	1080	0	8	1972	4	4000	N	N	24806 10TH AV S
006	353042	0072	9/23/04	\$179,950	1080	0	8	1974	4	3520	N	N	24830 10TH AV S
006	353053	0030	8/22/05	\$221,000	1090	0	8	1981	4	2059	N	N	1113 S 249TH PL
006	353050	0120	9/27/05	\$210,000	1090	0	8	1980	4	2100	N	N	24935 11TH AV S
006	353040	0030	7/19/04	\$235,000	1090	0	8	1969	4	5568	N	N	24724 11TH AV S
006	353047	0160	10/18/05	\$259,950	1100	0	8	1978	4	5260	N	N	1002 S 244TH PL
006	353047	0190	9/24/04	\$173,900	1100	0	8	1978	4	3454	N	N	24409 9TH PL S
006	353047	0235	3/15/05	\$173,400	1100	0	8	1977	4	3153	N	N	24439 9TH PL S
006	353047	0240	6/23/04	\$161,500	1100	0	8	1977	4	2931	N	N	24441 9TH PL S
006	353043	0106	5/13/04	\$165,000	1120	0	8	1974	4	2002	N	N	24608 13TH AV S
006	353049	0170	11/12/03	\$172,500	1130	0	8	1978	4	2803	N	N	24434 12TH AV S
006	353041	0130	5/9/05	\$265,000	1140	0	8	1970	4	5712	N	N	24802 11TH AV S
006	353049	0270	2/23/05	\$249,500	1150	480	8	1978	4	3639	N	N	1010 S 244TH PL
006	353045	0150	8/28/03	\$204,000	1150	0	8	1975	4	4838	N	N	24515 13TH AV S
006	353042	0170	4/19/05	\$192,000	1150	0	8	1972	4	5242	N	N	24622 12TH AV S
006	353049	0120	12/27/05	\$215,250	1160	0	8	1979	4	2544	N	N	24447 12TH AV S
006	353054	0050	3/15/05	\$250,000	1170	830	8	1984	4	3169	N	N	24820 9TH PL S
006	353045	0010	11/15/05	\$274,000	1180	0	8	1975	4	5320	N	N	24627 11TH AV S
006	353042	0080	5/21/04	\$202,500	1200	0	8	1974	4	3496	N	N	24822 10TH AV S
006	353042	0180	9/19/03	\$197,000	1230	0	8	1972	4	4617	N	N	24616 12TH AV S
006	353043	0120	1/23/04	\$192,000	1230	0	8	1975	4	4064	N	N	24607 13TH AV S
006	353042	0210	9/14/04	\$195,000	1250	0	8	1972	4	4574	N	N	24615 12TH AV S
006	353054	0060	9/11/03	\$250,000	1270	900	8	1984	4	2936	N	N	24824 9TH PL S
006	353043	0025	9/19/03	\$195,000	1270	0	8	1976	4	3538	N	N	24804 13TH AV S
006	353043	0080	7/7/04	\$200,000	1280	0	8	1974	4	3746	N	N	24618 13TH AV S
006	353042	0120	9/24/04	\$260,000	1310	0	8	1972	4	9723	N	N	24726 12TH AV S
006	353047	0250	5/5/05	\$259,950	1340	0	8	1978	4	6312	N	N	923 S 245TH PL
006	353051	0020	3/25/05	\$256,000	1340	0	8	1980	4	5498	N	N	24507 9TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	353040	0080	5/6/03	\$179,000	1360	0	8	1974	4	5433	N	N	24711 11TH AV S
006	353045	0030	8/11/04	\$220,000	1430	0	8	1976	4	4000	N	N	1018 S 246TH PL
006	353048	0115	8/15/03	\$190,000	1430	0	8	1977	4	3192	N	N	24443 13TH AV S
006	353050	0210	12/16/03	\$185,000	1440	0	8	1981	4	2516	N	N	24918 11TH AV S
006	353050	0060	9/24/04	\$229,950	1450	0	8	1980	4	2600	N	N	24923 11TH AV S
006	353054	0100	11/24/04	\$250,000	1450	0	8	1983	4	5343	N	N	24827 9TH PL S
006	353054	0120	3/20/03	\$220,000	1460	0	8	1984	4	4960	N	N	24815 9TH PL S
006	353053	0040	6/16/04	\$225,000	1480	0	8	1981	4	2397	N	N	1119 S 249TH PL
006	353040	0100	11/18/04	\$240,000	1500	0	8	1969	4	5475	N	N	24721 11TH AV S
006	353050	0230	10/13/03	\$198,500	1500	0	8	1983	4	3400	N	N	1102 S 249TH PL
006	353047	0210	1/24/05	\$278,000	1650	0	8	1978	4	7315	N	N	24421 9TH PL S
006	945620	0324	4/8/03	\$237,000	1680	0	8	1991	3	7734	N	N	1279 S 250TH ST
006	353047	0100	5/23/05	\$300,000	1700	990	8	1981	4	6068	N	N	24430 9TH PL S
006	256080	1575	1/6/03	\$185,000	1830	0	8	1963	3	8200	N	N	24535 13TH PL S
006	353042	0280	6/24/05	\$295,000	1840	0	8	1972	4	6188	N	N	24731 12TH AV S
006	353042	0280	6/27/03	\$242,500	1840	0	8	1972	4	6188	N	N	24731 12TH AV S
006	752435	0050	5/17/04	\$275,450	1880	0	8	1994	3	8954	N	N	25124 13TH AV S
006	752435	0090	4/3/03	\$259,950	1910	0	8	1994	3	6925	N	N	25155 13TH AV S
006	353044	0030	6/3/05	\$292,500	2000	0	8	1975	4	4770	N	N	24827 13TH AV S
006	201380	0706	9/15/03	\$365,000	2010	0	8	2003	3	10529	N	N	24032 MARINE VIEW DR S
006	201380	0707	10/13/03	\$365,000	2050	0	8	2003	3	11891	N	N	822 S 242ND ST
006	353050	0220	12/30/04	\$289,000	2060	0	8	1982	4	7426	N	N	1101 S 249TH PL
006	752387	0070	9/9/04	\$292,500	2080	0	8	1995	3	10013	N	N	1317 S 251ST CT
006	172204	9175	8/18/04	\$323,000	2090	0	8	2004	3	10539	N	N	1321 S 233RD PL
006	752435	0010	5/19/05	\$359,950	2180	0	8	1994	3	7687	N	N	25131 13TH AV S
006	172204	9101	4/27/05	\$380,000	2350	0	8	2004	3	9500	N	N	1312 S 233RD PL
006	172204	9174	7/29/04	\$340,000	2410	0	8	2004	3	10776	N	N	1315 S 233RD PL
006	752387	0110	7/15/03	\$277,000	2420	0	8	1995	3	6427	N	N	25121 13TH PL S
006	144880	0070	1/21/03	\$292,000	2690	0	8	1991	3	7219	N	N	1448 S 234TH ST
008	360060	1000	2/13/04	\$188,500	910	0	5	1941	5	9000	N	N	24212 24TH AV S
008	692960	4275	9/16/03	\$180,000	1200	0	5	1942	3	20000	N	N	24101 24TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	212204	9079	12/22/03	\$204,950	910	0	6	1948	5	13920	N	N	2123 S 252ND ST
008	212204	9043	5/24/05	\$290,000	960	0	6	1963	4	119790	Y	N	2004 S 253RD ST
008	692960	1700	11/11/03	\$170,000	1090	0	6	1955	3	7500	N	N	24112 18TH PL S
008	786450	0100	5/1/03	\$166,000	1100	0	6	1969	3	7383	N	N	2027 S 253RD ST
008	058780	0040	3/4/04	\$200,000	1120	780	6	1933	4	9287	N	N	24404 23RD AV S
008	058780	0040	4/21/03	\$179,999	1120	780	6	1933	4	9287	N	N	24404 23RD AV S
008	360060	0125	10/3/05	\$214,900	1170	0	6	1968	3	5700	N	N	24055 25TH AV S
008	360300	0335	10/29/03	\$197,500	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
008	212204	9027	4/26/05	\$230,950	1220	610	6	1920	5	8276	N	N	24416 16TH AV S
008	360300	0365	5/11/04	\$199,000	1220	860	6	1984	3	6000	N	N	24223 26TH PL S
008	360060	0110	9/23/04	\$185,000	1260	0	6	1967	3	5400	N	N	24051 25TH AV S
008	362900	0060	6/24/04	\$197,000	1280	0	6	1962	3	8060	N	N	24704 21ST AV S
008	692960	0055	7/29/05	\$263,000	1970	0	6	1956	4	10387	N	N	24032 16TH AV S
008	169700	0040	8/18/05	\$205,000	810	810	7	1968	3	7930	N	N	1641 S 255TH PL
008	788800	0340	3/18/04	\$187,000	820	0	7	1959	4	7473	N	N	25810 19TH AV S
008	752380	0050	9/26/05	\$255,000	920	570	7	1959	3	9167	Y	N	24918 24TH PL S
008	321040	0090	4/5/04	\$183,755	920	0	7	1962	4	8196	N	N	1652 S 261ST PL
008	752370	0030	8/28/05	\$237,000	940	0	7	1959	3	8280	Y	N	24911 21ST AV S
008	752370	0505	11/8/04	\$185,000	940	0	7	1958	3	8667	N	N	25121 25TH AV S
008	169700	0130	6/23/04	\$184,950	940	0	7	1968	3	11469	N	N	1923 S 254TH PL
008	169700	0200	6/9/04	\$180,000	940	0	7	1968	3	10058	N	N	1900 S 254TH PL
008	169700	0350	4/1/05	\$236,000	950	460	7	1973	4	11375	N	N	25409 16TH PL S
008	752370	0245	7/11/05	\$246,950	950	400	7	1959	4	7560	N	N	2315 S 249TH ST
008	111300	0370	9/10/04	\$216,500	950	0	7	1962	3	6600	N	N	1846 S 265TH PL
008	752370	0235	8/5/04	\$203,100	950	300	7	1959	4	9830	N	N	2303 S 249TH ST
008	788800	0040	7/15/04	\$182,500	950	0	7	1959	4	7924	N	N	25838 20TH AV S
008	692960	0275	2/15/05	\$225,000	960	600	7	1969	3	4900	N	N	24118 16TH AV S
008	362900	0040	12/29/03	\$182,500	960	800	7	1962	3	11655	N	N	24701 21ST AV S
008	752370	0345	12/19/05	\$256,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
008	788800	0130	5/31/05	\$215,000	970	0	7	1959	4	8736	N	N	1909 S 259TH ST
008	788800	0110	12/14/04	\$198,900	970	0	7	1959	3	8736	N	N	1819 S 259TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	752370	0345	10/11/05	\$236,000	970	500	7	1959	3	8874	N	N	2320 S 249TH ST
008	752370	0210	8/14/03	\$175,000	970	0	7	1959	3	7700	N	N	2209 S 248TH ST
008	111300	0320	1/21/05	\$175,000	970	0	7	1963	3	7480	N	N	1802 S 265TH PL
008	752370	0310	8/19/05	\$240,000	990	200	7	1958	3	8520	N	N	2216 S 250TH ST
008	162204	9143	8/5/04	\$253,000	990	1200	7	1960	3	10454	N	N	2606 S 232ND ST
008	752370	0660	7/24/03	\$166,000	990	0	7	1958	3	8529	N	N	25048 20TH AV S
008	752370	0630	9/12/05	\$230,000	1000	0	7	1959	3	11416	N	N	25021 21ST AV S
008	692960	3885	8/10/04	\$257,950	1000	0	7	1983	3	7500	Y	N	24135 23RD AV S
008	692960	3935	6/17/05	\$269,000	1000	440	7	1983	3	7500	Y	N	24111 23RD AV S
008	788840	0400	1/20/03	\$168,900	1000	0	7	1962	3	9091	N	N	1816 S 263RD PL
008	509210	0070	11/10/05	\$259,500	1010	500	7	1962	3	8352	N	N	1871 S 243RD ST
008	752370	0655	5/26/04	\$192,900	1010	0	7	1959	3	8532	N	N	25051 21ST AV S
008	945620	0611	10/8/04	\$218,000	1010	460	7	1962	4	11250	N	N	1843 S 250TH ST
008	752380	0020	8/4/03	\$177,000	1010	0	7	1959	4	11264	N	N	2410 S 249TH PL
008	752370	0200	3/7/03	\$170,000	1010	300	7	1958	3	9723	N	N	2114 S 249TH ST
008	788840	0090	8/10/05	\$293,500	1020	800	7	1962	3	9800	N	N	1709 S 263RD PL
008	788830	0140	10/12/05	\$268,500	1020	1020	7	1962	3	10872	N	N	1836 S 264TH PL
008	769530	0290	4/11/05	\$220,000	1020	1020	7	1962	2	8040	N	N	1653 S 246TH PL
008	195340	0115	4/7/05	\$248,950	1020	740	7	1961	3	7705	N	N	23218 25TH AV S
008	788840	0320	9/8/04	\$237,950	1020	720	7	1962	3	8661	N	N	1827 S 262ND PL
008	788840	0640	2/2/05	\$247,800	1020	1020	7	1962	4	7689	N	N	26133 20TH AV S
008	788840	0120	2/14/05	\$237,500	1020	1020	7	1962	3	9765	N	N	1729 S 263RD PL
008	788840	0160	9/1/04	\$229,900	1020	720	7	1962	4	8517	N	N	1815 S 263RD PL
008	195340	0105	12/20/04	\$229,000	1020	730	7	1961	4	8320	N	N	23228 25TH AV S
008	788840	0120	10/24/03	\$212,000	1020	1020	7	1962	3	9765	N	N	1729 S 263RD PL
008	201100	0360	12/19/05	\$255,000	1030	0	7	1986	3	7205	N	N	1839 S 245TH PL
008	752380	0085	12/20/04	\$203,000	1030	0	7	1958	3	11232	N	N	25112 25TH AV S
008	692960	3980	5/18/05	\$225,000	1030	0	7	1981	3	5000	N	N	24300 22ND PL S
008	788830	0030	7/7/04	\$233,000	1030	750	7	1961	4	9600	N	N	1618 S 264TH PL
008	362900	0010	6/28/04	\$234,950	1030	940	7	1963	4	7820	N	N	24721 21ST AV S
008	752380	0095	10/23/03	\$172,500	1030	0	7	1958	3	11067	N	N	25128 25TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	360060	0140	2/2/04	\$185,000	1030	0	7	1989	3	6000	N	N	24112 24TH AV S
008	752370	0080	2/10/05	\$197,000	1030	0	7	2004	3	9315	N	N	24804 20TH AV S
008	788840	0700	8/5/04	\$190,500	1030	500	7	1962	4	8665	N	N	26214 20TH AV S
008	752370	0545	4/3/03	\$150,500	1030	0	7	1958	3	7786	N	N	25028 21ST AV S
008	752370	0755	8/18/05	\$235,000	1040	0	7	1959	4	8701	N	N	2250 S 251ST ST
008	752390	0350	5/19/04	\$260,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
008	752390	0350	8/27/03	\$232,000	1040	910	7	1993	3	10234	N	N	1820 S 250TH PL
008	752370	0550	12/6/04	\$194,500	1050	0	7	1958	4	7245	N	N	25034 21ST AV S
008	788840	0650	11/19/03	\$183,000	1050	0	7	1962	4	7296	N	N	26123 20TH AV S
008	769530	0250	11/14/05	\$245,000	1060	0	7	1961	3	8040	N	N	1627 S 246TH PL
008	752370	0470	7/22/05	\$256,900	1060	300	7	1959	3	7700	N	N	2219 S 251ST ST
008	788800	0390	4/29/05	\$216,500	1060	0	7	1959	3	7473	N	N	25827 20TH AV S
008	769530	0320	5/16/05	\$196,500	1060	0	7	1962	3	8040	N	N	1809 S 246TH PL
008	945620	0481	6/24/03	\$204,950	1060	0	7	1980	3	7226	N	N	1628 S 252ND ST
008	111300	0600	2/8/05	\$245,000	1060	660	7	1963	4	11000	N	N	26505 19TH PL S
008	195340	0225	5/14/03	\$215,000	1060	400	7	1961	4	8250	N	N	23211 28TH AV S
008	752370	0665	12/27/05	\$182,000	1060	0	7	1958	4	7560	N	N	25042 20TH AV S
008	752370	0610	5/25/04	\$174,523	1060	0	7	1959	3	7350	N	N	2124 S 251ST ST
008	786450	0010	3/23/05	\$197,400	1060	770	7	1974	3	7900	N	N	2124 S 253RD ST
008	111300	0310	2/20/03	\$202,000	1060	350	7	1963	3	6325	N	N	1800 S 265TH PL
008	769530	0090	2/7/03	\$157,950	1060	0	7	1961	3	8040	N	N	1654 S 246TH PL
008	788840	0710	11/8/05	\$286,000	1070	1070	7	1962	4	8657	N	N	26228 20TH AV S
008	769530	0210	9/26/05	\$226,000	1070	0	7	1961	4	8710	N	N	1603 S 246TH ST
008	752370	0530	3/19/04	\$188,000	1070	0	7	1958	3	8178	N	N	2121 S 251ST ST
008	692960	0890	6/10/04	\$175,000	1070	0	7	1950	3	7500	N	N	24237 18TH AV S
008	769530	0210	6/18/03	\$164,500	1070	0	7	1961	4	8710	N	N	1603 S 246TH ST
008	360360	0060	12/30/05	\$344,000	1080	780	7	2004	3	6000	N	N	24037 26TH PL S
008	752370	0785	2/24/05	\$225,000	1080	0	7	1958	4	8153	N	N	25018 22ND AV S
008	195340	0565	3/17/05	\$252,000	1080	760	7	1956	5	8400	N	N	23419 26TH AV S
008	360360	0060	3/5/04	\$240,000	1080	780	7	2004	3	6000	N	N	24037 26TH PL S
008	169700	0300	9/22/05	\$258,000	1090	480	7	1968	3	7657	N	N	1608 S 254TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	169700	0260	12/19/05	\$230,000	1090	690	7	1968	3	8400	N	N	1702 S 254TH PL
008	321040	0370	9/21/05	\$269,500	1100	700	7	1962	3	8437	N	N	1609 S 261ST PL
008	321040	0170	2/20/04	\$229,000	1100	300	7	1962	3	8168	N	N	1832 S 261ST PL
008	788840	0460	11/15/05	\$275,000	1110	480	7	1962	3	9114	N	N	1704 S 263RD PL
008	195360	0005	12/15/05	\$221,000	1110	480	7	1959	3	8400	N	N	23249 25TH AV S
008	692960	4075	8/16/05	\$259,000	1120	0	7	1983	3	7500	N	N	24325 23RD AV S
008	788840	0340	6/5/03	\$208,000	1120	670	7	1962	3	8126	N	N	1913 S 262ND PL
008	752370	0760	1/5/05	\$240,000	1130	390	7	1959	4	8183	N	N	2242 S 251ST ST
008	692960	0310	3/29/04	\$240,000	1130	1100	7	1957	3	14550	N	N	24204 16TH AV S
008	093430	0190	12/4/03	\$225,000	1130	820	7	1962	4	8375	N	N	25835 17TH AV S
008	195340	0175	5/28/03	\$233,000	1130	400	7	1958	4	10350	Y	N	2626 S 234TH ST
008	169700	0110	9/10/03	\$187,950	1130	0	7	1968	4	9063	N	N	1821 S 255TH PL
008	195340	0015	10/11/05	\$280,000	1140	400	7	1961	3	14580	Y	N	23203 25TH AV S
008	752255	0050	10/21/04	\$241,450	1140	530	7	1969	4	9705	N	N	25116 22ND AV S
008	195340	0490	4/20/04	\$240,000	1140	1140	7	1960	4	14210	Y	N	23423 27TH AV S
008	195340	0490	9/20/03	\$226,600	1140	1140	7	1960	4	14210	Y	N	23423 27TH AV S
008	752255	0020	4/24/04	\$200,000	1140	380	7	1969	3	11139	N	N	25121 22ND AV S
008	195340	0305	6/3/04	\$213,000	1150	330	7	1958	4	8250	N	N	23216 28TH AV S
008	212204	9148	7/11/05	\$267,950	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
008	195340	0300	7/2/03	\$231,750	1160	740	7	1959	3	8250	N	N	23208 28TH AV S
008	212204	9148	4/30/04	\$233,700	1160	400	7	1968	3	9652	N	N	2120 S 252ND ST
008	752370	0165	10/25/04	\$195,000	1160	0	7	1958	3	7920	N	N	24916 21ST AV S
008	666911	0010	12/17/03	\$215,000	1160	480	7	1981	3	10128	N	N	2003 S 244TH PL
008	169700	0050	1/12/04	\$202,500	1160	490	7	1968	3	7930	N	N	1649 S 255TH PL
008	692960	2960	9/16/03	\$170,000	1160	0	7	1962	3	10000	N	N	24132 21ST AV S
008	169700	0450	5/1/03	\$181,500	1170	520	7	1968	3	8108	N	N	1703 S 254TH PL
008	111300	0140	7/12/04	\$221,000	1180	0	7	1965	4	5700	N	N	26705 17TH PL S
008	360300	0375	9/24/04	\$214,500	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
008	666911	0070	4/28/05	\$237,000	1190	0	7	1981	3	10246	N	N	2039 S 244TH PL
008	321040	0180	12/28/05	\$270,250	1190	1000	7	1962	3	8164	N	N	1840 S 261ST PL
008	195340	0261	4/29/03	\$222,000	1190	700	7	1951	3	8250	Y	N	23248 27TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	321040	0180	7/17/03	\$206,895	1190	1000	7	1962	3	8164	N	N	1840 S 261ST PL
008	314875	0020	4/24/03	\$217,000	1190	780	7	1995	3	9678	N	N	25118 23RD PL S
008	059120	0080	10/11/05	\$301,000	1200	320	7	1987	3	7434	N	N	24816 19TH PL S
008	195340	0185	12/22/04	\$250,000	1200	860	7	1956	4	9375	N	N	23260 26TH AV S
008	111300	0580	3/1/05	\$211,950	1200	0	7	1963	4	7344	N	N	1822 S 266TH PL
008	195340	0275	8/25/04	\$250,000	1200	750	7	1956	4	8250	Y	N	23234 27TH AV S
008	195340	0525	5/2/03	\$219,000	1200	360	7	1956	4	12204	Y	N	23454 26TH AV S
008	111300	0400	6/21/05	\$215,000	1210	0	7	1962	4	7420	N	N	26510 19TH PL S
008	509210	0080	8/4/05	\$250,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
008	195340	0615	3/1/05	\$193,000	1210	0	7	1959	3	8946	N	N	23430 25TH AV S
008	509210	0080	5/11/05	\$215,000	1210	500	7	1962	3	8352	N	N	1903 S 243RD ST
008	093430	0210	4/13/04	\$210,000	1210	500	7	1962	3	7476	Y	N	1625 S 258TH ST
008	692960	0750	12/8/05	\$247,000	1220	0	7	1979	3	5000	N	N	1716 S 243RD ST
008	059120	0060	7/25/05	\$291,835	1220	620	7	1987	3	7927	N	N	24828 19TH PL S
008	752370	0705	9/21/05	\$235,000	1220	0	7	1958	4	9618	N	N	2021 S 250TH ST
008	059120	0040	12/14/04	\$289,950	1220	620	7	1987	3	7282	N	N	24908 19TH PL S
008	329571	0140	8/30/05	\$300,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
008	195340	0150	7/22/04	\$272,000	1220	500	7	1959	4	9000	Y	N	23223 27TH AV S
008	945620	0121	12/20/04	\$280,000	1220	860	7	2004	3	22427	N	N	24940 16TH AV S
008	360060	0255	7/13/04	\$252,450	1220	1090	7	1990	3	7200	N	N	24035 26TH AV S
008	329571	0030	3/25/04	\$260,000	1220	590	7	2001	3	5537	N	N	2220 S 252ND PL
008	360060	0105	3/18/04	\$231,000	1220	700	7	1990	3	6000	N	N	24047 25TH AV S
008	282204	9157	2/21/03	\$199,500	1220	700	7	1961	3	7884	N	N	25718 16TH AV S
008	329571	0160	2/21/03	\$241,475	1220	590	7	2002	3	5550	N	N	2211 S 252ND PL
008	329571	0140	2/20/03	\$240,000	1220	590	7	2002	3	5550	N	N	2221 S 252ND PL
008	360060	0360	7/14/03	\$210,000	1220	700	7	1990	3	7565	N	N	24036 25TH AV S
008	360120	0145	10/4/05	\$231,750	1230	0	7	1968	3	6000	N	N	24420 24TH AV S
008	360120	0040	2/7/05	\$219,250	1230	0	7	1968	3	6000	N	N	24425 25TH AV S
008	752370	0585	7/18/03	\$200,000	1230	0	7	1959	3	8100	N	N	25036 21ST PL S
008	360120	0030	4/22/05	\$212,180	1230	0	7	1968	3	6000	N	N	24417 25TH AV S
008	169700	0170	6/17/03	\$190,000	1230	0	7	1968	4	9080	N	N	1918 S 254TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	360120	0150	9/25/03	\$185,000	1230	0	7	1968	3	6000	N	N	24414 24TH AV S
008	360120	0120	7/7/03	\$184,500	1230	0	7	1968	4	6000	N	N	24438 24TH AV S
008	195340	0330	8/4/05	\$249,950	1240	0	7	1957	3	8250	N	N	23252 28TH AV S
008	195340	0330	7/11/03	\$176,000	1240	0	7	1957	3	8250	N	N	23252 28TH AV S
008	769530	0360	7/19/04	\$190,000	1250	0	7	1962	3	8040	N	N	1833 S 246TH PL
008	195340	0020	8/25/03	\$249,500	1250	1250	7	1958	5	10439	N	N	23211 25TH AV S
008	509210	0120	2/27/04	\$179,000	1250	0	7	1963	4	8352	N	N	1932 S 244TH ST
008	752380	0080	10/6/05	\$267,800	1260	0	7	1958	3	11304	N	N	25104 25TH AV S
008	942500	0110	10/19/05	\$259,950	1260	0	7	1965	4	7275	N	N	26816 17TH AV S
008	201100	0320	3/1/04	\$195,000	1260	0	7	1987	3	6486	N	N	1821 S 245TH PL
008	752370	0635	8/19/05	\$291,000	1270	850	7	1958	5	11974	Y	N	25027 21ST AV S
008	195340	0340	10/28/04	\$269,950	1270	870	7	1959	3	8250	Y	N	23404 28TH AV S
008	752380	0025	2/9/05	\$201,000	1270	0	7	1959	4	10890	N	N	2416 S 249TH PL
008	752370	0635	9/15/03	\$202,500	1270	850	7	1958	5	11974	Y	N	25027 21ST AV S
008	788840	0180	12/29/05	\$315,000	1280	0	7	2004	3	8250	N	N	1829 S 263RD PL
008	195340	0455	10/10/03	\$202,000	1280	0	7	1956	4	8250	Y	N	23404 27TH AV S
008	509210	0060	11/2/04	\$255,000	1300	600	7	1963	4	8352	N	N	1841 S 243RD ST
008	169700	0320	5/27/04	\$255,000	1300	1300	7	1980	4	11527	N	N	1600 S 254TH PL
008	329571	0040	6/2/04	\$273,950	1300	690	7	2001	3	5450	N	N	2302 S 252ND PL
008	660049	0330	9/30/04	\$204,515	1300	0	7	2004	3	3606	N	N	26720 19TH AV S
008	660049	0300	8/19/04	\$203,950	1300	0	7	2004	3	3607	N	N	26714 19TH AV S
008	660049	0020	6/24/04	\$196,950	1300	0	7	2004	3	3606	N	N	26721 19TH AV S
008	195340	0365	1/23/04	\$177,000	1300	0	7	1957	4	8250	N	N	23438 28TH AV S
008	169700	0340	7/8/04	\$212,000	1310	0	7	1920	3	11606	N	N	25405 16TH PL S
008	195340	0260	8/10/04	\$226,000	1310	0	7	1956	4	8140	Y	N	23256 27TH AV S
008	111300	0480	11/5/03	\$226,600	1310	1010	7	1962	4	7700	N	N	1807 S 266TH PL
008	788800	0160	4/20/05	\$228,000	1320	0	7	1959	4	8736	N	N	1834 S 260TH ST
008	769530	0040	6/3/05	\$230,000	1330	0	7	1962	3	8040	N	N	1620 S 246TH PL
008	769530	0110	5/26/05	\$220,000	1330	290	7	1962	3	8040	N	N	1802 S 246TH PL
008	660049	0340	9/24/04	\$215,821	1330	0	7	2004	3	3608	N	N	26722 19TH AV S
008	660049	0010	6/21/04	\$198,950	1330	0	7	2004	3	3604	N	N	26723 19TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	660049	0290	7/30/04	\$198,950	1330	0	7	2004	3	3631	N	N	26712 19TH AV S
008	788810	0100	2/8/05	\$213,000	1340	0	7	1960	4	7298	N	N	25740 18TH AV S
008	111300	0020	4/7/05	\$216,000	1360	0	7	1965	4	7875	N	N	1604 S 268TH ST
008	692960	3095	9/18/03	\$190,000	1360	0	7	1978	4	10000	N	N	24334 21ST AV S
008	692960	3130	6/9/03	\$182,000	1360	0	7	1979	4	7500	N	N	24321 22ND AV S
008	111300	0020	5/28/04	\$150,000	1360	0	7	1965	4	7875	N	N	1604 S 268TH ST
008	314875	0080	7/19/05	\$265,000	1370	0	7	1995	2	8080	Y	N	25113 23RD PL S
008	282204	9120	3/29/05	\$270,000	1370	0	7	1954	3	37904	N	N	1641 S 260TH ST
008	195340	0025	2/15/05	\$275,000	1370	840	7	1957	3	10950	N	N	23219 25TH AV S
008	168380	0045	2/10/04	\$199,500	1370	0	7	1967	4	7790	N	N	1627 S 244TH PL
008	195340	0230	8/19/05	\$366,990	1380	400	7	1960	4	8250	Y	N	23219 28TH AV S
008	195340	0250	11/16/04	\$237,500	1380	0	7	1956	4	8250	N	N	23251 28TH AV S
008	195340	0590	4/21/05	\$204,975	1380	0	7	1956	3	9900	N	N	23457 26TH AV S
008	169700	0230	11/26/03	\$197,000	1390	0	7	1968	4	8400	N	N	1720 S 254TH PL
008	201100	0190	4/21/05	\$244,950	1400	0	7	1986	3	6600	N	N	1830 S 245TH PL
008	201100	0380	4/16/04	\$226,450	1400	0	7	1986	3	6540	N	N	1849 S 245TH PL
008	201100	0180	3/1/03	\$219,000	1400	0	7	1986	3	6600	N	N	1836 S 245TH PL
008	201100	0230	2/19/04	\$215,000	1400	0	7	1987	3	6600	N	N	1806 S 245TH PL
008	201100	0180	2/4/03	\$197,000	1400	0	7	1986	3	6600	N	N	1836 S 245TH PL
008	692960	3769	11/20/03	\$208,000	1400	0	7	1998	3	9750	N	N	24019 23RD AV S
008	752390	0240	9/19/05	\$317,500	1410	0	7	1993	3	7424	N	N	25106 18TH AV S
008	168380	0030	9/21/04	\$224,500	1430	0	7	1968	4	7410	N	N	1617 S 244TH PL
008	788840	0670	1/21/05	\$230,000	1430	1070	7	1962	3	8320	N	N	26132 20TH AV S
008	360360	0070	9/13/04	\$197,900	1430	0	7	1955	3	6000	N	N	24041 26TH PL S
008	769530	0170	11/20/04	\$242,000	1430	900	7	1962	3	8040	N	N	1838 S 246TH PL
008	321040	0330	12/1/03	\$226,000	1430	260	7	1962	3	8151	N	N	1633 S 261ST PL
008	752370	0160	8/16/05	\$228,000	1440	0	7	1958	3	8736	N	N	2104 S 250TH ST
008	360060	1020	7/19/04	\$204,000	1440	0	7	1988	4	6000	N	N	24206 24TH AV S
008	660049	0180	12/16/04	\$211,950	1460	0	7	2004	3	3607	N	N	26621 19TH AV S
008	660049	0100	12/22/04	\$219,450	1460	0	7	2004	3	3625	N	N	26705 19TH AV S
008	660049	0190	12/22/04	\$213,950	1460	0	7	2005	3	3607	N	N	26623 19TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	660049	0150	12/23/04	\$215,950	1460	0	7	2005	3	3700	N	N	26615 19TH AV S
008	660049	0280	8/9/04	\$206,950	1460	0	7	2004	3	3617	N	N	26622 19TH AV S
008	660049	0070	10/21/04	\$199,950	1460	0	7	2004	3	2943	N	N	26711 19TH AV S
008	788840	0550	12/2/05	\$268,950	1470	0	7	1962	3	9133	N	N	26119 18TH AV S
008	788830	0180	11/30/05	\$230,000	1470	0	7	1962	3	8050	N	N	26322 20TH AV S
008	195340	0325	2/17/05	\$235,500	1470	0	7	1958	4	8250	N	N	23242 28TH AV S
008	788830	0240	4/23/04	\$214,900	1470	0	7	1962	4	9310	N	N	1831 S 264TH PL
008	788840	0260	10/13/04	\$209,000	1470	0	7	1962	3	10440	N	N	1731 S 262ND PL
008	788830	0180	10/28/05	\$202,000	1470	0	7	1962	3	8050	N	N	26322 20TH AV S
008	660049	0200	12/20/04	\$227,950	1480	0	7	2004	3	3607	N	N	26625 19TH AV S
008	660049	0270	10/25/04	\$232,500	1480	0	7	2004	3	3607	N	N	26624 19TH AV S
008	660049	0050	8/19/04	\$228,950	1480	0	7	2004	3	3607	N	N	26715 19TH AV S
008	201100	0250	4/24/03	\$221,900	1490	0	7	1987	3	7421	N	N	1658 S 245TH PL
008	321040	0100	4/22/05	\$234,000	1500	0	7	1962	4	8192	N	N	1656 S 261ST PL
008	212204	9020	9/28/05	\$420,000	1510	1090	7	1949	4	77972	N	N	1841 S 252ND ST
008	111300	0490	6/14/05	\$248,500	1510	0	7	1962	4	7260	N	N	26610 18TH PL S
008	660049	0080	11/26/04	\$224,950	1510	0	7	2004	3	4716	N	N	26709 19TH AV S
008	660049	0170	12/24/04	\$222,950	1510	0	7	2005	3	3707	N	N	26619 19TH AV S
008	660049	0090	12/28/04	\$220,950	1510	0	7	2004	3	4603	N	N	26707 19TH AV S
008	660049	0060	7/27/04	\$215,950	1510	0	7	2004	3	3139	N	N	26713 19TH AV S
008	168380	0180	2/25/05	\$293,000	1520	890	7	1967	3	8160	N	N	1851 S 244TH PL
008	692960	0040	6/16/04	\$237,900	1520	0	7	1989	3	7200	N	N	24028 16TH AV S
008	692960	0720	10/24/03	\$205,000	1520	0	7	1989	3	8000	N	N	24102 17TH AV S
008	201100	0370	9/29/05	\$290,000	1540	0	7	1986	3	6492	N	N	1843 S 245TH PL
008	788810	0010	6/30/05	\$225,000	1540	0	7	1960	3	8141	N	N	25825 18TH AV S
008	945620	0612	9/26/03	\$233,000	1540	720	7	1962	5	11250	N	N	1833 S 250TH ST
008	752370	0565	9/22/03	\$182,000	1540	0	7	1958	3	8989	N	N	25027 21ST PL S
008	788830	0210	7/9/03	\$190,000	1540	0	7	1962	4	7695	N	N	1853 S 264TH PL
008	509210	0250	8/15/03	\$191,950	1550	0	7	1962	3	8136	N	N	1901 S 244TH ST
008	212204	9180	6/4/04	\$220,000	1560	0	7	1992	3	7684	N	N	2131 S 254TH ST
008	195340	0420	2/25/03	\$194,000	1600	0	7	1957	4	8250	N	N	23458 27TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	752390	0310	5/19/04	\$222,000	1600	870	7	1993	3	9720	N	N	1844 S 250TH PL
008	692960	0985	11/2/04	\$235,000	1610	0	7	1988	3	7500	N	N	24028 17TH AV S
008	195340	0555	8/19/05	\$264,000	1620	0	7	1956	5	8400	N	N	2521 S 234TH ST
008	660049	0160	12/10/04	\$231,950	1620	0	7	2004	3	3998	N	N	26617 19TH AV S
008	692960	0080	2/13/04	\$225,000	1620	0	7	1989	3	7200	N	N	24025 17TH AV S
008	692960	0330	8/11/05	\$267,000	1640	0	7	1968	3	7200	N	N	1618 S 243RD ST
008	692960	3140	12/9/03	\$188,000	1640	0	7	1979	4	7500	N	N	24305 22ND AV S
008	769530	0300	2/13/04	\$185,000	1640	0	7	1962	3	8040	N	N	1659 S 246TH PL
008	752390	0250	4/25/05	\$275,950	1650	0	7	1993	3	7313	N	N	25018 18TH AV S
008	201100	0240	10/20/05	\$258,000	1650	0	7	1985	3	6320	N	N	1802 S 245TH PL
008	201100	0280	11/30/04	\$215,000	1650	0	7	1985	3	8166	N	N	1801 S 245TH PL
008	329571	0130	1/20/03	\$235,000	1660	0	7	2002	3	5550	N	N	2303 S 252ND PL
008	093430	0060	4/29/05	\$270,000	1670	300	7	1962	3	8414	Y	N	1604 S 258TH ST
008	752370	0175	5/14/04	\$189,000	1670	0	7	1959	3	8800	N	N	2103 S 249TH PL
008	212204	9049	3/18/05	\$232,000	1690	0	7	1981	3	14616	N	N	2109 S 252ND ST
008	692960	0495	8/18/03	\$260,000	1690	650	7	1962	3	10184	N	N	1701 S 244TH ST
008	212204	9030	4/23/03	\$241,270	1690	0	7	1994	3	7216	N	N	1602 S 245TH PL
008	942500	0090	1/10/03	\$166,500	1700	0	7	1964	4	7275	N	N	26804 17TH AV S
008	169700	0140	7/27/05	\$259,990	1720	0	7	1968	3	9120	N	N	1929 S 254TH PL
008	169700	0220	5/20/04	\$227,000	1720	0	7	1968	4	8400	N	N	1726 S 254TH PL
008	752370	0490	4/16/04	\$217,000	1720	0	7	1958	3	12830	N	N	2321 S 251ST ST
008	321040	0130	8/12/05	\$290,000	1730	0	7	1962	4	8182	N	N	1810 S 261ST PL
008	788820	0130	11/7/05	\$255,000	1730	0	7	1961	4	8527	N	N	2000 S 257TH ST
008	788820	0130	6/7/04	\$204,250	1730	0	7	1961	4	8527	N	N	2000 S 257TH ST
008	788810	0110	7/11/03	\$185,000	1730	0	7	1960	3	7298	N	N	25732 18TH AV S
008	058780	0060	7/29/03	\$221,000	1740	0	7	1996	3	7782	N	N	24416 23RD AV S
008	195340	0130	5/27/05	\$276,000	1760	0	7	1959	3	8960	N	N	2605 S 232ND ST
008	360300	0400	9/28/05	\$262,900	1780	0	7	1991	3	3000	N	N	24233 26TH PL S
008	788830	0040	10/12/05	\$280,750	1830	0	7	1961	4	5695	N	N	1622 S 264TH PL
008	692960	2000	2/8/05	\$269,000	1830	0	7	1990	4	7500	N	N	24046 19TH AV S
008	788840	0530	5/28/05	\$232,000	1840	0	7	1962	4	9960	N	N	1730 S 262ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	692960	2040	11/21/05	\$306,000	1900	0	7	1998	3	5000	N	N	24039 19TH AV S
008	788840	0270	9/21/04	\$222,500	1920	0	7	1962	3	10696	N	N	1739 S 262ND PL
008	360060	0890	2/26/04	\$224,950	1980	0	7	1999	3	3000	N	N	24303 25TH AV S
008	058780	0130	11/4/04	\$285,000	1990	0	7	1996	3	9995	N	N	24340 22ND PL S
008	195340	0465	10/27/05	\$310,000	2020	0	7	1970	3	9775	Y	N	2611 S 234TH ST
008	660049	0210	11/12/04	\$239,846	2060	0	7	2004	3	4996	N	N	26636 19TH AV S
008	660049	0260	12/9/04	\$249,590	2060	0	7	2004	3	3607	N	N	26626 19TH AV S
008	660049	0310	9/1/04	\$244,836	2060	0	7	2004	3	3607	N	N	26716 19TH AV S
008	660049	0230	1/10/05	\$243,200	2060	0	7	2004	3	4533	N	N	26632 19TH AV S
008	660049	0040	8/23/04	\$241,950	2060	0	7	2004	3	3607	N	N	26717 19TH AV S
008	660049	0110	11/1/04	\$240,950	2060	0	7	2004	3	3607	N	N	26703 19TH AV S
008	660049	0140	2/18/05	\$250,000	2060	0	7	2005	3	3638	N	N	26613 19TH AV S
008	660049	0320	9/8/04	\$237,950	2060	0	7	2004	3	3607	N	N	26718 19TH AV S
008	660049	0250	12/7/04	\$235,950	2060	0	7	2004	3	3607	N	N	26628 19TH AV S
008	660049	0030	7/27/04	\$228,950	2060	0	7	2004	3	3607	N	N	26719 19TH AV S
008	111300	0160	6/28/04	\$259,950	2080	0	7	2002	3	5250	N	N	26712 17TH PL S
008	329571	0010	3/12/03	\$250,000	2090	0	7	2001	3	5550	N	N	2210 S 252ND PL
008	788810	0020	12/24/03	\$239,700	2110	0	7	1960	4	8141	N	N	25819 18TH AV S
008	752380	0035	10/18/05	\$304,000	2160	0	7	1959	4	12032	Y	N	2417 S 249TH PL
008	788800	0090	11/5/04	\$270,000	2250	460	7	1959	4	8736	N	N	1803 S 259TH ST
008	201100	0200	8/23/05	\$297,000	2260	0	7	1987	3	6600	N	N	1824 S 245TH PL
008	660049	0220	11/19/04	\$234,953	2290	0	7	2004	3	3777	N	N	26634 19TH AV S
008	660049	0240	1/6/05	\$240,950	2290	0	7	2005	3	4593	N	N	26630 19TH AV S
008	660049	0130	2/8/05	\$235,950	2290	0	7	2005	3	3607	N	N	26611 19TH AV S
008	660049	0120	10/20/04	\$235,721	2290	0	7	2005	3	3607	N	N	26701 19TH AV S
008	752390	0290	4/4/03	\$249,950	2410	0	7	1993	3	8593	N	N	1833 S 250TH PL
008	692960	1920	6/6/05	\$397,000	2620	0	7	1991	3	10000	N	N	24043 19TH AV S
008	162204	9187	4/22/04	\$338,000	2730	0	7	1942	4	76230	N	N	23616 16TH AV S
008	692960	4020	9/12/03	\$233,000	980	650	8	1993	3	7500	N	N	24332 22ND PL S
008	692960	2910	2/13/04	\$250,100	1230	910	8	2003	3	7500	N	N	24105 22ND AV S
008	212204	9194	12/10/04	\$317,000	1500	980	8	2004	3	7895	N	N	2318 S 246TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	692960	2050	7/2/04	\$220,000	1530	0	8	1998	3	8120	N	N	24017 20TH AV S
008	692960	0359	6/15/05	\$299,950	1760	0	8	1997	3	7500	N	N	24143 17TH AV S
008	752390	0170	12/19/05	\$380,000	2050	0	8	1996	3	8377	Y	N	1848 S 251ST PL
008	752390	0040	7/19/04	\$280,000	2080	0	8	1990	3	8644	N	N	25023 18TH AV S
008	752390	0090	9/20/04	\$299,450	2100	0	8	1991	3	7807	N	N	1805 S 251ST PL
008	752390	0080	9/14/05	\$326,000	2120	0	8	1991	3	8462	N	N	25125 18TH AV S
008	692960	4335	3/24/04	\$304,000	2120	1570	8	1990	3	7500	N	N	24036 23RD AV S
008	212204	9130	1/28/03	\$264,500	2150	0	8	2002	3	7200	N	N	2320 S 246TH PL
008	692960	3767	4/12/05	\$379,950	2170	0	8	2005	3	9750	N	N	24023 23RD AV S
008	752390	0120	10/9/03	\$284,950	2200	270	8	1991	3	7700	N	N	1823 S 251ST PL
008	752390	0110	5/27/04	\$274,000	2480	0	8	1991	3	7397	N	N	1817 S 251ST PL
008	752390	0020	1/5/05	\$302,500	2550	920	8	1990	4	7583	N	N	25011 18TH AV S
008	212204	9196	8/20/04	\$315,000	2730	0	8	2004	3	7269	N	N	2125 S 252ND ST
008	212204	9198	10/20/04	\$330,000	2760	0	8	2004	3	7270	N	N	25203 22ND AV S
008	212204	9197	8/25/04	\$325,000	2780	0	8	2004	3	7269	N	N	2127 S 252ND ST
008	752390	0160	6/23/05	\$338,000	2180	0	9	1994	3	9678	Y	N	1847 S 251ST PL
008	282204	9253	2/15/05	\$378,722	2330	0	9	2005	3	8801	N	N	26008 18TH AV S
008	282204	9254	5/17/05	\$379,500	2790	0	9	2005	3	7956	N	N	26004 18TH AV S
008	945620	0610	5/6/05	\$462,888	3210	0	9	2005	3	9000	Y	N	25027 20TH AV S
012	332204	9086	3/24/05	\$230,000	560	0	4	1947	3	45738	N	N	28434 MILITARY RD
012	332204	9168	7/12/04	\$115,000	600	0	4	1948	3	10454	N	N	28422 MILITARY RD S
012	768280	0206	7/18/04	\$180,000	730	0	4	1943	3	92782	N	N	2406 S 272ND ST
012	092104	9075	11/9/04	\$160,000	930	0	5	1946	4	12230	N	N	30812 28TH AV S
012	092104	9067	4/4/05	\$193,500	700	420	6	1940	3	9583	N	N	2519 S 304TH ST
012	053700	0255	4/15/03	\$239,950	780	390	6	1937	4	8200	Y	Y	2200 S 308TH ST
012	367440	0030	12/30/03	\$147,000	780	0	6	1955	4	9480	N	N	29615 18TH AV S
012	768380	0071	5/11/05	\$164,000	840	0	6	1947	3	7350	N	N	2250 S 298TH ST
012	053700	0315	8/17/03	\$215,000	850	340	6	1941	4	12833	Y	Y	2018 S 308TH ST
012	367440	0115	11/20/03	\$165,000	890	0	6	1942	4	27370	N	N	29624 18TH AV S
012	053700	0240	4/1/05	\$275,000	950	670	6	1934	4	9020	Y	Y	2210 S 308TH ST
012	422231	0090	3/8/05	\$209,000	960	0	6	1970	4	7600	N	N	28224 20TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422231	0090	3/15/04	\$186,000	960	0	6	1970	4	7600	N	N	28224 20TH AV S
012	053700	0049	7/9/04	\$280,000	970	0	6	1990	3	11284	Y	Y	2033 S 304TH ST
012	367440	0055	10/27/05	\$170,000	1000	0	6	1952	3	6660	N	N	29633 18TH AV S
012	367440	0055	6/29/04	\$159,000	1000	0	6	1952	3	6660	N	N	29633 18TH AV S
012	042104	9197	6/30/05	\$210,000	1010	0	6	1965	4	9470	N	N	29216 18TH AV S
012	422231	0680	12/31/04	\$205,000	1030	0	6	1970	3	11118	N	N	28403 20TH AV S
012	053700	0205	9/1/04	\$245,000	1070	0	6	1935	5	8733	Y	Y	2226 S 308TH ST
012	422231	0070	2/24/05	\$203,000	1120	0	6	1970	4	7622	N	N	28236 20TH AV S
012	422231	0100	11/8/04	\$188,000	1120	0	6	1970	4	7030	N	N	2013 S 282ND PL
012	195160	0260	12/9/05	\$225,500	1140	0	6	1946	5	9000	N	N	2808 S 259TH PL
012	332204	9035	9/21/04	\$186,450	1140	0	6	1936	4	11761	N	N	2614 S 288TH ST
012	546280	0015	8/2/05	\$199,900	1140	0	6	1957	4	8645	N	N	28830 18TH AV S
012	746690	0100	7/13/05	\$221,000	1250	0	6	1961	3	9480	N	N	28449 26TH AV S
012	231240	0160	5/6/04	\$192,500	1250	0	6	1983	3	9916	N	N	28241 27TH AV S
012	422231	0650	12/16/04	\$201,600	1300	0	6	1970	3	7169	N	N	28319 20TH AV S
012	332204	9160	9/19/05	\$270,000	1560	0	6	1963	4	29185	N	N	2910 S 288TH ST
012	092104	9170	8/19/04	\$198,000	1670	0	6	1957	3	10725	N	N	31014 28TH AV S
012	422231	0110	8/10/05	\$250,500	1890	0	6	1971	3	7605	N	N	2019 S 282ND PL
012	053700	0305	7/24/03	\$356,600	780	780	7	1986	3	12371	Y	Y	2026 S 308TH ST
012	422231	0320	1/9/04	\$193,350	790	650	7	1973	4	10420	N	N	2022 S 281ST ST
012	422231	0220	12/10/03	\$193,660	790	590	7	1971	4	7600	N	N	2024 S 282ND ST
012	798440	0115	1/24/05	\$195,900	830	340	7	1955	3	11100	N	N	2619 S 310TH ST
012	195160	0030	3/22/04	\$156,000	830	0	7	1959	3	9724	N	N	25618 29TH AV S
012	931510	0040	6/24/05	\$202,050	850	0	7	1967	3	8520	N	N	29617 21ST AV S
012	422250	0370	9/21/05	\$252,000	860	860	7	1963	3	7350	N	N	28844 23RD PL S
012	422231	0460	11/29/05	\$275,000	870	840	7	1975	4	7980	N	N	2008 S 280TH PL
012	422231	0230	7/1/03	\$185,500	870	430	7	1972	4	8568	N	N	2020 S 282ND ST
012	195160	0270	5/2/05	\$190,000	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
012	195160	0270	4/23/03	\$156,900	880	0	7	1961	3	8500	N	N	2804 S 259TH PL
012	798380	0040	8/1/05	\$259,500	890	450	7	1985	3	8952	N	N	30120 29TH AV S
012	422200	0010	3/19/04	\$175,000	920	0	7	1966	4	8850	N	N	2005 S 287TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	195110	0080	10/10/05	\$209,500	940	0	7	1959	4	7700	N	N	25423 30TH AV S
012	195110	0045	2/24/05	\$190,000	940	0	7	1959	4	8349	N	N	25422 29TH AV S
012	365500	0020	10/4/04	\$172,000	940	0	7	1954	4	7800	N	N	2626 S 304TH ST
012	195090	0250	6/24/03	\$170,000	940	0	7	1958	4	8050	N	N	25340 29TH AV S
012	195110	0055	3/17/04	\$164,990	940	0	7	1959	3	8260	N	N	2904 S 256TH ST
012	195110	0080	9/9/03	\$159,950	940	0	7	1959	4	7700	N	N	25423 30TH AV S
012	422220	0040	2/10/05	\$199,950	950	0	7	1968	3	7526	N	N	2201 S 284TH PL
012	195090	0105	4/13/05	\$216,000	960	0	7	1957	4	6700	N	N	2926 S 253RD ST
012	422270	0080	4/25/03	\$180,000	960	0	7	1965	4	7532	N	N	28825 22ND AV S
012	798380	0010	6/8/04	\$190,000	970	0	7	1985	4	8226	N	N	30138 29TH AV S
012	027120	0210	8/25/04	\$192,000	990	0	7	1968	3	7410	N	N	2313 S 286TH ST
012	798290	0300	5/17/05	\$236,000	1000	0	7	1968	3	7623	N	N	2016 S 301ST PL
012	746690	0160	6/2/05	\$221,350	1000	0	7	1962	4	10260	N	N	28405 26TH AV S
012	365500	0310	8/25/05	\$295,000	1010	510	7	1968	3	8400	N	N	30213 26TH PL S
012	365500	0220	10/11/04	\$248,000	1010	740	7	1968	3	7200	N	N	30241 25TH PL S
012	422250	0420	12/21/05	\$242,000	1010	600	7	1963	3	7350	N	N	28810 23RD PL S
012	365500	0130	1/28/05	\$238,000	1010	510	7	1968	3	7210	N	N	2514 S 302ND PL
012	422250	0010	6/15/05	\$225,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
012	365500	0040	11/22/04	\$233,500	1010	400	7	1969	3	8400	N	N	30228 26TH PL S
012	798310	0120	7/12/04	\$219,000	1010	480	7	1969	4	11610	N	N	2019 S 299TH ST
012	422250	0400	8/15/03	\$199,950	1010	900	7	1963	3	7350	N	N	28822 23RD PL S
012	422250	0170	4/22/03	\$202,000	1010	600	7	1963	4	7260	N	N	28852 23RD AV S
012	365500	0160	5/16/03	\$194,000	1010	500	7	1968	3	8800	N	N	30201 25TH PL S
012	422250	0010	1/21/04	\$190,000	1010	480	7	1963	3	8829	N	N	28805 23RD PL S
012	365500	0280	11/7/03	\$189,950	1010	480	7	1968	3	7300	N	N	2525 S 302ND PL
012	053700	0370	4/14/04	\$174,000	1010	400	7	1959	4	8000	N	N	2025 S 308TH ST
012	332204	9122	6/2/05	\$259,950	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
012	672050	0020	6/2/05	\$207,000	1020	0	7	1966	3	8100	N	N	29434 18TH AV S
012	751180	0015	1/6/05	\$199,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S
012	332204	9122	10/20/04	\$215,000	1020	500	7	1957	4	19166	N	N	2312 S 288TH ST
012	751180	0015	11/17/03	\$167,000	1020	0	7	1975	3	8432	N	N	29649 21ST PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	785360	0030	12/3/04	\$200,000	1030	0	7	1982	4	7200	N	N	1846 S 310TH ST
012	304020	0112	3/4/05	\$227,000	1040	0	7	1995	3	8509	N	N	29316 18TH AV S
012	422220	0210	8/29/05	\$218,000	1040	540	7	1967	3	8000	N	N	2306 S 284TH PL
012	092104	9199	9/4/03	\$189,950	1040	380	7	1961	3	9147	N	N	1931 S 304TH ST
012	092104	9242	11/19/03	\$172,000	1040	0	7	1963	4	6098	N	N	1916 S 308TH ST
012	053700	0615	1/24/03	\$175,000	1040	0	7	1980	3	8906	N	N	30824 20TH AV S
012	422220	0130	2/12/04	\$195,000	1040	600	7	1968	3	7526	N	N	2317 S 284TH PL
012	042104	9120	8/29/05	\$170,000	1050	0	7	1959	3	8500	N	N	2671 S 298TH ST
012	367430	0050	3/29/05	\$254,000	1060	600	7	1970	4	7128	Y	N	1955 S 299TH PL
012	610110	0050	5/4/04	\$182,950	1060	0	7	1965	4	10048	N	N	2536 S 286TH ST
012	422270	0290	7/2/04	\$219,000	1060	900	7	1964	4	7582	N	N	28860 22ND AV S
012	798380	0030	7/27/05	\$260,000	1070	270	7	1985	3	8174	N	N	30126 29TH AV S
012	195160	0040	10/29/04	\$212,000	1070	0	7	1959	4	9792	N	N	25624 29TH AV S
012	422231	0340	8/17/04	\$222,000	1070	340	7	1976	4	7560	Y	N	2010 S 281ST ST
012	422250	0050	9/17/04	\$214,950	1070	500	7	1964	4	7776	N	N	28809 23RD AV S
012	798380	0210	8/26/03	\$213,150	1070	460	7	1981	3	13815	N	N	2803 S 303RD ST
012	195090	0295	12/27/04	\$208,500	1070	500	7	1958	4	11970	N	N	2943 S 253RD ST
012	195090	0290	5/16/05	\$240,000	1070	950	7	1959	5	12060	N	N	2935 S 253RD ST
012	422250	0330	6/18/03	\$199,950	1070	700	7	1963	3	7350	N	N	29020 23RD PL S
012	195150	0045	6/26/03	\$166,500	1070	0	7	1959	3	10050	N	N	25337 31ST AV S
012	422260	0070	10/26/05	\$275,000	1080	880	7	1964	4	8750	N	N	2333 S 292ND ST
012	053700	0346	12/28/05	\$244,900	1080	450	7	1963	3	8900	N	N	30816 20TH AV S
012	798310	0160	6/23/04	\$195,000	1080	0	7	1969	4	7245	N	N	29915 21ST AV S
012	757560	0560	9/11/03	\$183,500	1080	0	7	1986	3	7287	N	N	2648 S 276TH ST
012	422230	0010	4/14/05	\$293,000	1090	860	7	1968	4	9450	N	N	2203 S 282ND ST
012	798440	0005	3/18/05	\$248,000	1090	490	7	1954	4	12384	N	N	2640 S 309TH ST
012	422270	0190	2/7/05	\$235,000	1090	400	7	1967	4	7402	N	N	2219 S 291ST ST
012	304020	0180	9/25/04	\$220,000	1090	0	7	1955	3	32165	N	N	1846 S 296TH ST
012	027120	0160	7/14/04	\$224,500	1090	530	7	1969	3	7700	N	N	2212 S 287TH ST
012	422230	0070	4/21/03	\$199,900	1090	530	7	1968	4	8670	N	N	2204 S 282ND ST
012	730320	0050	12/5/03	\$186,500	1100	0	7	1979	3	7644	N	N	28409 29TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422250	0390	6/25/03	\$200,950	1100	680	7	1963	4	7350	N	N	28832 23RD PL S
012	092104	9314	5/5/05	\$237,650	1110	0	7	1954	4	14960	N	N	2833 S 308TH LN
012	195150	0060	4/27/04	\$240,000	1110	800	7	1977	4	9000	N	N	25321 31ST AV S
012	422290	0070	3/29/04	\$209,000	1110	500	7	1968	3	7209	N	N	2206 S 292ND ST
012	798380	0220	6/11/03	\$174,900	1110	0	7	1981	3	8157	N	N	2809 S 303RD ST
012	422260	0080	6/4/03	\$195,000	1110	440	7	1968	4	8934	N	N	2339 S 292ND ST
012	751180	0040	7/27/04	\$225,000	1120	580	7	1963	3	10608	N	N	29625 21ST PL S
012	798290	0330	6/25/03	\$179,950	1120	0	7	1968	4	7848	N	N	2038 S 301ST PL
012	367440	0200	12/9/05	\$210,000	1130	0	7	1959	2	11880	N	N	29663 20TH AV S
012	042104	9127	12/7/04	\$242,950	1130	800	7	1956	4	17424	N	N	2038 S 304TH ST
012	746690	0170	6/3/05	\$237,000	1140	0	7	1962	3	9525	N	N	28404 26TH AV S
012	422231	0290	2/22/05	\$255,000	1140	770	7	1973	4	7826	N	N	2017 S 281ST ST
012	422210	0330	3/11/05	\$240,000	1140	460	7	1967	3	9010	N	N	2147 S 285TH ST
012	422260	0140	7/13/05	\$250,000	1140	1000	7	1964	3	7350	N	N	29126 23RD PL S
012	422292	0060	6/17/04	\$237,500	1140	500	7	1973	4	8657	N	N	2352 S 292ND ST
012	422200	0040	6/11/03	\$196,500	1140	610	7	1967	3	8400	N	N	2023 S 287TH PL
012	231240	0200	6/24/04	\$232,500	1150	360	7	1990	3	10875	N	N	28216 MILITARY RD S
012	726320	0015	11/10/04	\$194,000	1150	0	7	1969	4	30996	N	N	29921 MILITARY RD
012	092104	9251	7/23/03	\$181,000	1150	0	7	1954	3	42488	N	N	30802 28TH AV S
012	195090	0245	8/6/03	\$160,000	1150	0	7	1956	3	8050	N	N	25348 29TH AV S
012	798380	0270	4/14/04	\$232,000	1160	290	7	1985	3	10031	N	N	30308 29TH CT S
012	282204	9198	6/22/05	\$236,000	1170	0	7	1967	3	13068	N	N	26818 28TH AV S
012	053700	0652	7/8/05	\$231,500	1170	0	7	1960	4	7200	N	N	31054 22ND AV S
012	798290	0060	8/26/04	\$259,950	1170	1170	7	1968	4	8640	N	N	30212 21ST AV S
012	053700	0185	7/23/03	\$360,000	1170	1170	7	1962	4	9471	Y	Y	2246 S 308TH ST
012	798290	0150	6/26/03	\$215,000	1170	620	7	1968	3	8288	N	N	30233 21ST AV S
012	053700	0601	6/8/04	\$175,000	1170	0	7	1966	4	8393	N	N	2004 S 310TH ST
012	053700	0617	8/12/03	\$170,000	1170	0	7	1959	4	10778	N	N	30822 20TH AV S
012	730320	0270	8/24/05	\$285,000	1180	820	7	1980	3	6491	N	N	2815 S 285TH PL
012	610110	0020	5/4/05	\$242,000	1180	580	7	1964	3	9750	N	N	2516 S 286TH ST
012	768220	0110	1/7/05	\$230,000	1180	500	7	1966	4	7200	N	N	29838 24TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798280	0020	11/21/03	\$220,000	1180	500	7	1992	3	7201	N	N	2012 S 302ND PL
012	053700	0592	3/28/03	\$200,000	1180	840	7	1978	3	9485	N	N	31014 20TH AV S
012	422250	0080	11/18/04	\$164,200	1180	0	7	1963	3	7350	N	N	28839 23RD AV S
012	941480	0040	10/18/05	\$284,500	1190	350	7	1980	3	9660	N	N	29706 24TH AV S
012	798510	0100	8/24/04	\$246,500	1190	340	7	1988	3	8061	N	N	30312 24TH PL S
012	111700	0100	10/13/04	\$213,000	1190	0	7	1981	4	9990	N	N	28249 28TH AV S
012	757560	0590	4/21/03	\$197,000	1190	0	7	1986	3	5246	N	N	2636 S 276TH ST
012	768220	0350	5/25/04	\$219,900	1190	840	7	1965	4	8700	N	N	29816 25TH PL S
012	768380	0214	10/27/03	\$205,000	1190	400	7	1962	4	10200	N	N	29818 23RD AV S
012	422210	0010	8/8/05	\$224,000	1200	0	7	1967	3	9120	N	N	2111 S 286TH ST
012	422210	0110	6/15/04	\$212,000	1200	0	7	1967	3	9570	N	N	28504 23RD AV S
012	552900	0040	12/28/04	\$213,220	1200	0	7	1968	4	7272	N	N	2521 S 286TH ST
012	422210	0390	3/23/04	\$182,000	1200	0	7	1967	4	8510	N	N	2116 S 286TH ST
012	422293	0060	4/20/05	\$227,500	1210	500	7	1977	3	12859	N	N	29261 20TH WY S
012	798310	0040	12/8/05	\$250,000	1220	0	7	1969	3	8400	N	N	2041 S 298TH ST
012	422220	0370	6/1/05	\$270,000	1220	1090	7	1968	4	9040	N	N	2216 S 284TH ST
012	798380	0050	10/12/05	\$242,939	1220	0	7	1985	3	11555	N	N	2803 S 301ST ST
012	422200	0220	8/5/05	\$227,500	1220	0	7	1967	3	8136	N	N	28532 20TH AV S
012	422220	0530	9/28/05	\$227,000	1220	0	7	1968	4	7350	N	N	28401 22ND AV S
012	422220	0460	7/1/05	\$265,400	1220	800	7	1968	3	7544	N	N	2210 S 283RD ST
012	332204	9163	11/11/04	\$198,000	1220	0	7	1965	3	9000	N	N	2828 S 288TH ST
012	422290	0030	8/25/04	\$194,000	1220	0	7	1968	3	7210	N	N	2234 S 292ND ST
012	422220	0550	8/20/04	\$226,000	1220	650	7	1968	4	7800	N	N	28413 22ND AV S
012	042104	9159	8/30/04	\$162,000	1220	0	7	1965	2	11250	N	N	1859 S 288TH ST
012	422220	0060	10/25/04	\$215,000	1220	330	7	1967	3	7526	N	N	2215 S 284TH PL
012	422210	0230	8/29/03	\$189,000	1220	0	7	1967	4	8140	N	N	2010 S 285TH ST
012	422220	0500	4/21/03	\$176,950	1220	0	7	1968	3	7490	N	N	28305 22ND AV S
012	367430	0090	9/30/03	\$210,000	1220	1170	7	1969	3	7232	N	N	29909 20TH AV S
012	027120	0230	7/21/04	\$204,500	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	672050	0040	11/24/04	\$234,000	1230	400	7	1965	3	8100	N	N	29422 18TH AV S
012	027120	0070	8/3/04	\$189,950	1230	0	7	1968	4	7776	N	N	2243 S 287TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	027120	0230	12/22/03	\$184,500	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	027120	0230	5/10/03	\$166,450	1230	0	7	1968	3	7400	N	N	28521 24TH AV S
012	422210	0310	11/7/05	\$325,000	1240	570	7	1967	4	8436	N	N	2133 S 285TH ST
012	798440	0150	6/21/05	\$253,750	1240	340	7	1955	3	7147	N	N	31105 28TH AV S
012	768220	0290	11/1/05	\$231,950	1240	650	7	1966	3	8000	N	N	29914 26TH AV S
012	798310	0190	6/23/05	\$229,950	1250	0	7	1969	3	7440	N	N	2022 S 300TH ST
012	768220	0040	12/22/04	\$225,000	1250	680	7	1966	3	10816	N	N	29829 24TH PL S
012	195160	0130	9/23/03	\$171,500	1250	0	7	1959	3	8750	N	N	25603 29TH AV S
012	798440	0140	1/14/03	\$167,500	1250	0	7	1955	3	11100	N	N	2612 S 311TH ST
012	422300	0280	6/8/05	\$263,550	1260	280	7	1966	3	7200	N	N	1929 S 289TH ST
012	422300	0140	7/20/05	\$263,000	1260	300	7	1966	4	9635	N	N	29215 20TH AV S
012	422200	0340	5/20/05	\$209,000	1260	0	7	1966	3	7920	N	N	28531 20TH AV S
012	768220	0190	9/23/03	\$209,000	1260	630	7	1965	3	8750	N	N	29819 25TH PL S
012	092104	9080	3/10/03	\$254,000	1260	0	7	1975	4	9583	Y	Y	30511 28TH AV S
012	768220	0090	7/29/03	\$185,000	1260	400	7	1966	4	6400	N	N	29852 24TH PL S
012	422260	0020	11/15/05	\$288,400	1270	480	7	1964	4	7752	N	N	29115 23RD AV S
012	768380	0200	6/28/04	\$210,000	1270	0	7	1947	3	32175	N	N	2223 S 298TH ST
012	422270	0270	2/24/04	\$225,000	1270	600	7	1964	3	8276	N	N	29014 22ND AV S
012	798300	0080	3/29/05	\$216,500	1280	0	7	1968	3	7848	N	N	2041 S 301ST ST
012	422230	0130	7/25/05	\$325,000	1290	340	7	1988	3	8984	Y	N	28002 22ND AV S
012	422280	0050	6/7/05	\$225,000	1290	0	7	1966	3	9273	N	N	28833 21ST AV S
012	730320	0100	7/26/04	\$198,000	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
012	730320	0180	7/30/04	\$203,500	1290	0	7	1980	3	6930	N	N	2834 S 285TH PL
012	730320	0140	8/19/03	\$190,800	1290	0	7	1979	3	7208	N	N	2825 S 284TH PL
012	757561	0590	1/10/03	\$219,000	1290	310	7	1986	3	7821	N	N	2539 S 279TH PL
012	422280	0310	9/11/03	\$185,000	1290	0	7	1966	4	8064	N	N	28832 21ST AV S
012	422280	0150	6/14/04	\$205,000	1290	840	7	1966	4	8697	N	N	28917 20TH AV S
012	730320	0120	6/20/03	\$177,950	1290	0	7	1979	3	7200	N	N	2813 S 284TH PL
012	746690	0030	7/23/03	\$182,500	1290	0	7	1966	4	9440	N	N	28701 26TH AV S
012	422200	0310	4/27/05	\$239,700	1300	0	7	1966	3	7920	N	N	28509 20TH AV S
012	746690	0180	8/15/05	\$237,000	1300	0	7	1962	4	9600	N	N	28412 26TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	746690	0150	12/29/05	\$231,235	1300	0	7	1962	4	9424	N	N	28411 26TH AV S
012	042104	9121	8/24/04	\$270,000	1300	400	7	1985	3	24393	N	N	2416 S 304TH ST
012	746690	0120	9/17/04	\$212,500	1300	0	7	1962	4	9438	N	N	28437 26TH AV S
012	422200	0300	4/21/03	\$183,000	1300	0	7	1966	3	7920	N	N	28503 20TH AV S
012	798300	0200	8/31/04	\$187,500	1300	0	7	1968	4	8284	N	N	2048 S 301ST ST
012	660300	0030	2/26/03	\$174,000	1300	0	7	1967	3	8976	N	N	29634 21ST PL S
012	422200	0370	7/21/04	\$172,500	1300	0	7	1966	3	7920	N	N	28553 20TH AV S
012	422210	0260	2/14/03	\$175,000	1300	0	7	1967	4	8436	N	N	2027 S 285TH ST
012	422260	0200	10/25/05	\$297,000	1310	600	7	1964	4	7260	N	N	29110 23RD AV S
012	798510	0090	5/18/05	\$266,000	1310	580	7	1988	3	7981	N	N	30316 24TH PL S
012	941480	0010	8/10/04	\$230,000	1310	780	7	1978	4	7420	N	N	2414 S 298TH ST
012	798380	0140	8/26/04	\$220,000	1310	800	7	1981	3	9092	N	N	30223 29TH AV S
012	422270	0230	5/31/05	\$280,000	1320	600	7	1964	3	7570	N	N	2236 S 291ST ST
012	365500	0140	7/22/05	\$240,000	1320	0	7	1968	4	7210	N	N	2508 S 302ND PL
012	092104	9315	1/31/05	\$192,000	1320	0	7	1956	3	17390	N	N	2839 S 308TH LN
012	053700	0320	6/3/04	\$315,000	1320	640	7	1958	4	13448	Y	Y	2014 S 308TH ST
012	399900	0160	2/4/03	\$185,450	1320	0	7	1954	3	7666	N	N	2806 S 288TH ST
012	053700	0400	8/26/03	\$245,000	1320	720	7	1990	3	8000	N	N	2045 S 308TH ST
012	730320	0490	10/1/03	\$200,000	1320	670	7	1945	4	21923	N	N	3007 S 284TH ST
012	798300	0160	3/12/03	\$174,000	1320	0	7	1968	3	7524	N	N	2016 S 301ST ST
012	422270	0060	10/11/05	\$265,000	1330	0	7	1966	4	7251	N	N	28839 22ND AV S
012	053700	0566	5/19/04	\$200,000	1330	0	7	1966	3	8393	N	N	30837 22ND AV S
012	798290	0080	9/20/04	\$224,950	1340	0	7	1968	3	7840	N	N	30220 21ST AV S
012	798440	0190	5/28/03	\$183,237	1340	0	7	1955	4	11250	N	N	31017 26TH AV S
012	768220	0220	10/4/05	\$304,950	1350	1150	7	1966	3	6800	N	N	2424 S 299TH ST
012	422280	0270	9/25/03	\$229,200	1350	960	7	1966	4	10557	N	N	2001 S 291ST ST
012	356820	0120	10/24/03	\$195,000	1350	0	7	1988	3	9691	N	N	28121 29TH AV S
012	768220	0160	12/12/03	\$214,900	1350	630	7	1966	4	7360	N	N	29800 24TH PL S
012	798290	0200	10/19/05	\$249,000	1360	0	7	1968	3	8960	N	N	30203 21ST AV S
012	798290	0340	5/12/05	\$231,000	1360	0	7	1968	4	8988	N	N	30111 21ST AV S
012	798290	0320	5/4/05	\$227,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	757560	0100	10/27/04	\$269,500	1360	730	7	1987	3	10834	N	N	27609 25TH DR S
012	746690	0240	5/24/04	\$205,000	1360	0	7	1961	3	9750	N	N	28450 26TH AV S
012	798290	0200	1/19/05	\$205,000	1360	0	7	1968	3	8960	N	N	30203 21ST AV S
012	798440	0040	10/22/03	\$182,000	1360	0	7	1956	3	9000	N	N	30915 28TH AV S
012	422220	0010	1/27/03	\$179,950	1360	0	7	1971	3	8480	N	N	2005 S 284TH PL
012	367440	0220	9/3/03	\$220,000	1360	1360	7	1969	4	10010	Y	N	29621 20TH AV S
012	798290	0320	11/13/03	\$189,000	1360	0	7	1968	4	7848	N	N	2032 S 301ST PL
012	195110	0025	10/21/03	\$168,250	1360	0	7	1959	4	8750	N	N	25435 29TH AV S
012	798510	0190	1/14/03	\$183,000	1360	0	7	1988	3	7293	N	N	30329 24TH PL S
012	798380	0170	8/21/03	\$195,000	1370	0	7	1981	3	10316	N	N	30222 28TH LN S
012	195160	0220	11/26/05	\$234,950	1380	0	7	1959	4	8250	N	N	25663 29TH AV S
012	422270	0320	9/26/05	\$245,000	1380	0	7	1964	4	7857	N	N	28848 22ND AV S
012	195160	0020	4/1/05	\$215,000	1380	0	7	1959	4	9792	N	N	25610 29TH AV S
012	195160	0080	8/10/05	\$215,000	1380	0	7	1959	4	9792	N	N	25650 29TH AV S
012	730320	0010	9/17/03	\$237,500	1380	670	7	1979	3	7326	N	N	2803 S 284TH ST
012	195160	0110	9/13/04	\$182,000	1380	0	7	1959	3	9800	N	N	25672 29TH AV S
012	139780	0040	3/1/04	\$172,000	1380	0	7	1957	4	11210	N	N	26904 28TH AV S
012	195150	0080	12/17/03	\$166,000	1380	0	7	1959	3	15840	N	N	25338 31ST AV S
012	746690	0050	3/17/05	\$219,950	1390	0	7	1962	4	9520	N	N	28627 26TH AV S
012	730320	0250	1/20/05	\$250,000	1390	580	7	1980	3	7210	N	N	2805 S 285TH PL
012	757561	0360	7/21/04	\$227,500	1390	290	7	1987	3	6691	Y	N	2318 S 278TH CT
012	798380	0180	8/29/03	\$196,000	1390	0	7	1983	3	8219	N	N	30216 28TH LN S
012	768220	0140	2/3/05	\$234,950	1400	770	7	1966	4	7200	N	N	29818 24TH PL S
012	768380	0218	9/18/03	\$175,000	1400	0	7	1962	4	10650	N	N	2326 S 300TH ST
012	757560	0530	8/11/03	\$215,000	1410	0	7	1987	3	5302	N	N	2647 S 276TH ST
012	798440	0030	6/3/05	\$259,000	1420	0	7	1957	4	9000	N	N	30903 28TH AV S
012	111700	0090	10/14/04	\$191,200	1420	0	7	1960	4	9990	N	N	2720 S 284TH ST
012	798440	0045	8/24/04	\$156,500	1420	0	7	1956	4	9000	N	N	2640 S 310TH ST
012	356820	0160	6/22/05	\$340,000	1430	370	7	1988	3	11152	N	N	28122 28TH AV S
012	422231	0490	5/24/05	\$238,500	1430	0	7	1989	3	19725	N	N	28005 20TH AV S
012	757561	0700	12/30/03	\$211,000	1430	0	7	1988	3	8110	N	N	27812 25TH DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	422210	0100	10/17/03	\$215,990	1430	500	7	1967	3	8580	N	N	28514 23RD AV S
012	356820	0110	4/8/04	\$215,000	1430	480	7	1988	3	8897	N	N	28115 29TH AV S
012	304020	0110	7/18/05	\$246,000	1440	0	7	1969	3	13109	N	N	29324 18TH AV S
012	757562	0350	11/4/04	\$225,000	1440	0	7	1990	3	6541	N	N	27803 20TH PL S
012	195090	0260	12/8/05	\$245,000	1450	0	7	1956	4	8050	N	N	25324 29TH AV S
012	757562	0380	7/20/05	\$260,000	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
012	195090	0260	3/12/04	\$202,500	1450	0	7	1956	4	8050	N	N	25324 29TH AV S
012	757562	0380	9/9/03	\$201,500	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
012	746690	0140	10/17/05	\$165,000	1450	0	7	1961	4	9394	N	N	28415 26TH AV S
012	757562	0300	4/21/05	\$265,000	1460	0	7	1991	3	7493	N	N	27818 20TH PL S
012	356820	0170	3/15/05	\$280,000	1460	480	7	1988	3	10139	N	N	28114 28TH AV S
012	768220	0120	4/13/04	\$211,500	1460	0	7	1968	3	7200	N	N	29832 24TH PL S
012	757560	0420	4/26/04	\$219,000	1460	0	7	1987	3	5250	N	N	27634 26TH AV S
012	195090	0140	7/17/03	\$178,000	1470	0	7	1958	3	7000	N	N	3005 S 252ND ST
012	195130	0015	7/28/05	\$225,000	1480	0	7	1958	4	9860	N	N	25617 30TH AV S
012	367440	0206	9/26/05	\$258,000	1490	0	7	1959	4	9600	N	N	29653 20TH AV S
012	195130	0090	8/29/05	\$219,000	1490	0	7	1958	3	9840	N	N	25652 30TH AV S
012	195130	0055	12/14/04	\$255,000	1490	0	7	1959	4	12375	N	N	2914 S 259TH PL
012	092104	9091	4/7/04	\$233,950	1490	660	7	1966	4	9274	N	N	30414 28TH AV S
012	757562	0470	6/9/04	\$226,250	1490	0	7	1990	3	15872	N	N	2013 S 279TH ST
012	757562	0410	10/18/04	\$230,000	1500	0	7	1991	3	5000	N	N	27827 20TH PL S
012	422280	0030	9/15/05	\$319,000	1510	300	7	1965	4	7364	N	N	28819 21ST AV S
012	757562	0370	11/7/05	\$292,000	1510	0	7	1991	3	7216	N	N	27811 20TH PL S
012	798510	0170	7/25/03	\$225,000	1510	500	7	1988	3	7201	N	N	30317 24TH PL S
012	356820	0040	11/28/05	\$276,000	1520	0	7	1988	3	9600	N	N	28124 29TH AV S
012	053700	0552	6/23/05	\$275,500	1520	0	7	1994	3	7393	N	N	31013 24TH CT S
012	757560	0690	9/25/03	\$220,000	1520	480	7	1986	3	6036	N	N	27526 26TH AV S
012	053700	0620	7/16/04	\$186,000	1520	0	7	1957	4	10100	N	N	31034 20TH AV S
012	053700	0080	4/9/03	\$315,000	1520	1080	7	1965	4	8800	Y	Y	2107 S 304TH ST
012	757560	0050	10/31/05	\$278,000	1530	0	7	1985	3	5312	N	N	27547 25TH DR S
012	768380	0145	3/8/04	\$212,000	1530	0	7	1959	4	10200	N	N	29646 20TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	768380	0099	10/14/04	\$198,000	1530	0	7	1960	4	9880	N	N	2212 S 298TH ST
012	290890	0030	2/23/04	\$227,000	1540	0	7	1998	3	3915	N	N	2718 S 268TH PL
012	290890	0240	7/28/03	\$212,000	1540	0	7	1998	3	3626	N	N	2721 S 269TH ST
012	798280	0040	4/27/04	\$230,000	1540	0	7	1992	3	7184	N	N	2022 S 302ND PL
012	290890	0170	1/14/05	\$237,000	1550	0	7	1998	3	3916	N	N	2717 S 268TH PL
012	798290	0170	8/20/04	\$224,450	1550	420	7	1968	4	7210	N	N	30221 21ST AV S
012	422220	0110	8/15/03	\$192,400	1550	0	7	1968	4	7526	N	N	2303 S 284TH PL
012	757562	0610	4/2/03	\$209,000	1550	120	7	1989	3	6107	Y	N	27928 21ST AV S
012	757562	0420	7/22/05	\$277,500	1560	0	7	1990	3	5000	N	N	27831 20TH PL S
012	757562	0400	6/25/05	\$257,000	1560	0	7	1990	3	5000	N	N	27823 20TH PL S
012	422200	0070	6/25/04	\$219,900	1560	0	7	1966	4	7480	N	N	28632 21ST AV S
012	757562	0450	4/9/04	\$211,500	1560	0	7	1990	3	5621	N	N	2006 S 279TH PL
012	053700	0550	6/7/05	\$195,700	1570	0	7	1959	4	11777	N	N	30823 22ND AV S
012	422230	0150	5/18/05	\$235,000	1580	0	7	1977	3	7644	Y	N	27938 22ND AV S
012	422290	0170	3/6/03	\$179,000	1580	0	7	1968	4	9240	N	N	2035 S 292ND ST
012	422200	0060	7/12/04	\$224,500	1600	0	7	1967	3	12180	N	N	28638 21ST AV S
012	798380	0100	8/30/04	\$245,000	1600	0	7	1983	4	7083	N	N	30133 29TH AV S
012	757561	0610	6/10/04	\$214,000	1600	0	7	1986	3	5048	N	N	2526 S 279TH PL
012	053700	0553	6/22/03	\$219,950	1600	0	7	1994	3	7259	N	N	31019 24TH CT S
012	422260	0060	7/14/05	\$285,950	1610	1170	7	1968	4	8749	N	N	2325 S 292ND ST
012	195160	0150	3/31/05	\$223,400	1610	0	7	1959	4	8500	N	N	25617 29TH AV S
012	757560	0180	1/8/04	\$219,950	1610	0	7	1987	3	5281	N	N	27602 25TH DR S
012	422260	0060	8/1/03	\$213,000	1610	1170	7	1968	4	8749	N	N	2325 S 292ND ST
012	757562	0290	7/5/05	\$252,000	1620	0	7	1991	3	10626	N	N	27826 20TH PL S
012	757560	0430	3/25/04	\$220,000	1620	0	7	1987	3	5250	N	N	27628 26TH AV S
012	768380	0015	9/3/04	\$217,500	1630	0	7	1963	4	10920	N	N	2666 S 298TH ST
012	367440	0131	3/10/05	\$199,950	1630	0	7	1960	4	13875	N	N	29650 18TH AV S
012	422300	0250	8/8/05	\$255,000	1640	0	7	1966	4	7200	N	N	1911 S 289TH ST
012	422300	0110	12/6/04	\$232,360	1640	0	7	1966	4	9240	N	N	29035 19TH AV S
012	757561	0180	4/20/05	\$255,000	1650	0	7	1989	3	5608	N	N	27724 23RD AV S
012	757561	0150	4/19/05	\$249,000	1650	0	7	1989	3	8595	N	N	27736 23RD AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	757560	0580	7/22/04	\$229,950	1650	0	7	1988	3	5148	N	N	2640 S 276TH ST
012	422300	0200	1/24/03	\$196,550	1650	0	7	1966	5	9323	N	N	1925 S 291ST PL
012	053700	0145	3/2/04	\$313,000	1650	560	7	1930	5	17559	Y	Y	2309 S 304TH ST
012	768380	0021	10/21/04	\$310,000	1660	1600	7	1997	3	31039	N	N	2622 S 298TH ST
012	757561	0390	6/24/03	\$232,950	1660	480	7	1986	3	5627	Y	N	2306 S 278TH CT
012	290890	0040	9/13/05	\$276,000	1670	0	7	1998	3	3915	N	N	2714 S 268TH PL
012	422280	0250	10/21/04	\$235,000	1670	0	7	1966	4	7519	N	N	2021 S 291ST ST
012	422280	0230	6/16/04	\$211,800	1670	0	7	1966	3	7733	N	N	2009 S 291ST ST
012	290890	0130	10/10/03	\$226,190	1670	0	7	1998	3	4541	N	N	2716 S 269TH ST
012	290890	0140	5/12/04	\$225,000	1670	0	7	1998	3	4230	N	N	26825 27TH PL S
012	422280	0020	5/27/04	\$214,000	1670	0	7	1965	4	7200	N	N	28811 21ST AV S
012	757560	0370	7/21/04	\$230,000	1670	0	7	1987	3	8296	N	N	27668 26TH AV S
012	757560	0230	7/20/04	\$226,000	1670	0	7	1988	3	5009	N	N	27520 25TH DR S
012	757562	0590	2/12/05	\$260,000	1690	0	7	1989	3	6661	Y	N	27931 21ST AV S
012	027120	0130	5/13/04	\$217,950	1690	0	7	1969	3	7700	N	N	2230 S 287TH ST
012	746690	0040	8/15/03	\$209,950	1690	0	7	1960	3	9520	N	N	28635 26TH AV S
012	422220	0140	4/23/04	\$191,500	1690	0	7	1968	3	7526	N	N	2325 S 284TH PL
012	757562	0270	8/18/05	\$366,000	1700	750	7	1987	3	10483	N	N	2036 S 279TH PL
012	422210	0020	5/8/03	\$206,000	1700	0	7	1967	3	9120	N	N	2121 S 286TH ST
012	798510	0180	11/30/05	\$309,950	1720	0	7	1988	3	7201	N	N	30323 24TH PL S
012	195110	0020	9/20/04	\$218,550	1720	0	7	1959	4	8750	N	N	25427 29TH AV S
012	757561	0050	7/23/03	\$212,000	1720	0	7	1988	3	5905	N	N	27727 25TH DR S
012	757562	0690	7/23/04	\$250,000	1730	0	7	1988	3	5700	N	N	2111 S 279TH PL
012	757561	0170	9/9/03	\$238,000	1730	480	7	1988	3	13235	N	N	27728 23RD AV S
012	332204	9134	12/28/05	\$265,000	1740	0	7	1960	4	11761	N	N	2622 S 288TH ST
012	757561	0500	9/12/05	\$359,900	1740	840	7	1988	3	5605	Y	N	27929 22ND AV S
012	422250	0130	8/5/03	\$201,250	1740	0	7	1964	4	7260	N	N	29024 23RD AV S
012	757562	0460	8/12/04	\$233,500	1750	0	7	1987	3	16233	N	N	2007 S 279TH PL
012	422200	0250	8/29/03	\$197,000	1770	0	7	1967	3	8136	N	N	28510 20TH AV S
012	422210	0360	4/23/04	\$259,950	1780	0	7	1967	4	8436	N	N	2138 S 286TH ST
012	757560	0210	3/4/04	\$223,000	1780	0	7	1987	3	5046	N	N	27536 25TH DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798440	0065	1/8/03	\$195,000	1790	0	7	1955	4	11109	Y	N	2603 S 309TH ST
012	053700	0506	9/28/05	\$258,000	1800	0	7	1930	4	16241	N	N	31005 24TH AV S
012	785360	0060	2/18/05	\$230,000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
012	757560	0310	1/24/05	\$239,200	1800	0	7	1988	3	5388	N	N	27639 26TH AV S
012	798280	0050	1/13/03	\$220,000	1800	0	7	1992	3	8290	N	N	2026 S 302ND PL
012	195110	0085	3/30/04	\$200,000	1800	0	7	1959	4	8811	N	N	25415 30TH AV S
012	231240	0230	3/15/05	\$255,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S
012	231240	0230	12/29/03	\$217,500	1810	0	7	1992	3	12000	N	N	28236 MILITARY RD S
012	757562	0130	5/28/04	\$293,500	1820	0	7	1996	3	10362	N	N	2108 S 277TH PL
012	757562	0140	1/16/04	\$260,000	1820	0	7	1996	3	10804	N	N	2104 S 277TH PL
012	053700	0410	3/22/04	\$265,000	1830	0	7	1986	3	13400	N	N	2055 S 308TH ST
012	757560	0400	4/26/03	\$214,950	1830	0	7	1987	3	5207	N	N	27646 26TH AV S
012	195090	0050	7/26/05	\$258,000	1840	0	7	1959	4	7125	N	N	25349 29TH AV S
012	757561	0220	8/20/04	\$240,000	1840	0	7	1989	3	5166	N	N	27708 23RD AV S
012	757561	0190	5/16/03	\$214,000	1840	0	7	1989	3	5047	N	N	27720 23RD AV S
012	757560	0030	6/2/03	\$222,500	1850	0	7	1985	3	5578	N	N	27535 25TH DR S
012	757562	0730	8/13/03	\$268,000	1900	0	7	1988	4	7828	Y	N	2135 S 279TH PL
012	042104	9133	8/24/05	\$287,500	1910	0	7	1959	3	21385	N	N	2209 S 300TH ST
012	798290	0030	5/5/05	\$278,600	1910	0	7	1968	4	7770	N	N	30120 21ST AV S
012	042104	9164	2/25/03	\$196,000	1930	0	7	1963	4	12000	N	N	30217 23RD AV S
012	111700	0110	7/6/05	\$273,000	1950	0	7	1985	3	9990	N	N	28243 28TH AV S
012	768380	0022	3/11/03	\$237,500	1950	0	7	1950	5	10773	N	N	2628 S 298TH ST
012	092104	9073	4/5/04	\$344,700	1960	0	7	1941	4	10890	Y	Y	2623 S 304TH ST
012	746690	0090	10/6/03	\$195,000	1970	0	7	1961	4	9520	N	N	28461 26TH AV S
012	422200	0330	1/13/05	\$255,470	2015	0	7	1966	4	7920	N	N	28525 20TH AV S
012	422300	0090	3/7/05	\$240,000	2160	0	7	1966	3	9240	N	N	29021 19TH AV S
012	422300	0090	2/27/03	\$211,500	2160	0	7	1966	3	9240	N	N	29021 19TH AV S
012	768220	0330	10/2/03	\$230,000	2200	0	7	1965	4	15706	N	N	29828 26TH AV S
012	746690	0110	8/23/04	\$267,700	2320	0	7	1962	4	9438	N	N	28441 26TH AV S
012	746690	0290	12/1/04	\$267,500	2510	0	7	1961	4	9396	N	N	28630 26TH AV S
012	785360	0001	4/19/03	\$314,500	2550	0	7	1989	3	10007	N	N	30813 20TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	798480	0130	11/20/03	\$215,000	1100	600	8	1966	3	10230	N	N	30261 27TH AV S
012	798500	0320	9/7/05	\$249,950	1110	500	8	1967	4	9000	N	N	2655 S 300TH ST
012	798500	0280	12/17/03	\$214,950	1120	570	8	1967	3	7345	N	N	30110 26TH PL S
012	798500	0220	10/31/03	\$216,000	1180	360	8	1967	3	8750	N	N	2615 S 302ND ST
012	798490	0150	8/2/05	\$261,000	1220	1220	8	1966	3	8400	N	N	30101 27TH AV S
012	720440	0010	5/17/04	\$255,000	1250	720	8	2000	3	11809	N	N	27605 21ST PL S
012	231240	0210	12/16/03	\$215,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	231240	0210	1/14/03	\$200,000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
012	798490	0170	4/20/04	\$210,000	1320	0	8	1966	4	7800	N	N	2706 S 301ST ST
012	798480	0200	11/2/04	\$269,000	1340	750	8	1965	3	8140	N	N	30207 27TH AV S
012	798500	0170	4/21/04	\$215,500	1370	480	8	1967	3	7150	N	N	2621 S 301ST ST
012	053700	0175	10/15/03	\$390,000	1380	1380	8	1980	3	10488	Y	Y	2256 S 308TH ST
012	092104	9243	4/15/04	\$255,000	1380	1300	8	1967	3	19199	N	N	30815 28TH AV S
012	798480	0030	6/23/05	\$284,950	1530	480	8	1964	4	7000	N	N	30250 27TH AV S
012	798480	0120	11/18/05	\$288,500	1550	420	8	1965	3	8400	N	N	30206 27TH AV S
012	042104	9143	7/16/03	\$179,950	1560	0	8	1960	4	11880	N	N	2226 S 304TH ST
012	365500	0270	4/18/05	\$354,000	1600	640	8	1981	3	13200	N	N	2513 S 302ND PL
012	798490	0210	6/28/04	\$227,000	1600	0	8	1966	4	8400	N	N	30005 28TH PL S
012	326080	0010	6/1/04	\$315,000	1600	1120	8	1999	3	8254	N	N	28197 26TH AV S
012	365500	0270	5/28/03	\$258,500	1600	640	8	1981	3	13200	N	N	2513 S 302ND PL
012	798490	0010	8/20/03	\$185,000	1600	0	8	1965	3	8632	N	N	2831 S 301ST ST
012	092104	9263	11/9/03	\$360,000	1640	630	8	1975	4	14996	Y	Y	30617 28TH AV S
012	053700	0390	3/21/03	\$210,000	1680	430	8	1974	4	16000	N	N	2035 S 308TH ST
012	053700	0230	10/5/04	\$590,000	1720	1020	8	1961	4	18450	Y	Y	2214 S 308TH ST
012	796820	0020	11/22/04	\$330,000	1750	1170	8	2003	3	7228	N	N	S 275TH PL
012	796820	0020	10/15/03	\$293,900	1750	1170	8	2003	3	7228	N	N	S 275TH PL
012	231240	0220	1/23/04	\$260,000	1830	0	8	1998	3	7500	N	N	28230 MILITARY RD S
012	757562	0640	4/12/05	\$288,500	1840	0	8	1989	3	6755	Y	N	27916 21ST AV S
012	757562	0680	7/30/03	\$246,000	1840	0	8	1989	3	7940	N	N	2105 S 279TH PL
012	326080	0280	8/4/03	\$320,000	1840	0	8	1998	3	7219	Y	N	2284 S 280TH PL
012	326080	0110	4/21/03	\$285,500	1850	0	8	1997	3	7266	N	N	28132 24TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131000	0110	8/15/05	\$305,500	1860	0	8	1995	3	8249	N	N	29403 19TH PL S
012	131000	0060	6/19/03	\$235,000	1890	0	8	1992	3	8245	N	N	29423 19TH PL S
012	131000	0050	3/11/03	\$227,900	1890	0	8	1991	3	8619	N	N	29420 19TH PL S
012	868040	0440	12/29/03	\$287,599	1930	0	8	2003	3	6152	N	N	2968 S 298TH ST
012	868040	0190	5/28/03	\$242,975	1930	0	8	2003	3	5664	N	N	2956 S 296TH ST
012	868040	0100	12/23/03	\$247,490	1940	0	8	2003	3	5302	N	N	29610 30TH AV S
012	868040	0320	9/4/03	\$256,959	1940	0	8	2003	3	5002	N	N	2969 S 296TH ST
012	868040	0220	2/25/04	\$247,990	1940	0	8	2003	3	5550	N	N	2940 S 296TH ST
012	868040	0270	2/11/04	\$251,000	1940	0	8	2003	3	7537	N	N	2949 S 296TH PL
012	868040	0310	12/24/03	\$248,677	1940	0	8	2003	3	5003	N	N	2959 S 296TH PL
012	868040	0300	12/26/03	\$247,990	1940	0	8	2003	3	5005	N	N	2957 S 296TH PL
012	868040	0290	1/2/04	\$247,000	1940	0	8	2003	3	5192	N	N	2955 S 296TH PL
012	868040	0130	1/22/04	\$245,990	1940	0	8	2003	3	5002	N	N	2992 S 296TH ST
012	053700	0505	11/8/04	\$322,000	2010	1380	8	1980	3	8175	N	N	31009 24TH AV S
012	326080	0140	4/4/05	\$334,500	2010	0	8	1998	3	10363	N	N	28157 24TH PL S
012	326081	0160	1/21/03	\$287,500	2010	0	8	2000	3	9969	N	N	2372 S 284TH CT
012	326080	0240	3/11/03	\$275,000	2010	0	8	1998	3	7269	N	N	28054 23RD AV S
012	326081	0010	5/20/05	\$340,000	2020	0	8	2000	3	10449	N	N	28202 26TH AV S
012	332204	9137	12/16/03	\$200,500	2020	0	8	1961	4	21300	N	N	2220 S 288TH ST
012	720440	0050	5/17/04	\$251,000	2050	0	8	2000	3	15007	N	N	27640 21ST PL S
012	796820	0110	9/15/03	\$258,900	2055	0	8	2003	3	7408	N	N	2720 S 275TH PL
012	092104	9264	3/13/03	\$395,000	2060	780	8	1975	3	12500	Y	Y	30619 28TH AV S
012	326081	0130	9/29/05	\$383,000	2080	0	8	2000	3	8297	N	N	2412 S 284TH PL
012	326081	0020	9/9/03	\$260,000	2080	0	8	2000	3	9026	N	N	28210 26TH AV S
012	868040	0090	10/22/03	\$268,781	2090	0	8	2003	3	5083	N	N	29724 30TH AV S
012	796820	0130	8/11/03	\$268,678	2090	0	8	2003	3	7293	N	N	2716 S 275TH PL
012	868040	0060	8/21/03	\$249,990	2090	0	8	2003	3	5000	N	N	29774 30TH AV S
012	868040	0450	4/22/04	\$297,000	2100	0	8	2003	3	5240	N	N	2948 S 298TH ST
012	868040	0380	4/11/03	\$251,990	2100	0	8	2003	3	5000	N	N	29791 30TH AV S
012	868040	0360	5/8/03	\$250,000	2100	0	8	2003	3	5212	N	N	29747 30TH AV S
012	326081	0600	12/12/03	\$341,250	2130	950	8	2001	3	7903	N	N	28072 26TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	868040	0010	10/28/04	\$265,000	2140	0	8	2002	3	5058	N	N	29894 30TH AV S
012	868040	0460	12/17/03	\$252,990	2140	0	8	2003	3	5001	N	N	2928 S 298TH ST
012	868040	0080	8/19/03	\$251,985	2140	0	8	2003	3	5000	N	N	29738 30TH AV S
012	304020	0120	6/21/05	\$299,900	2140	140	8	2004	3	10105	N	N	29338 18TH AV S
012	868040	0110	12/31/03	\$249,950	2140	0	8	2003	3	5166	N	N	2716 S 275TH PL
012	868040	0240	3/21/03	\$258,250	2140	0	8	2003	3	5913	N	N	2943 S 296TH PL
012	868040	0050	11/4/03	\$248,000	2140	0	8	2003	3	5000	N	N	29792 30TH AV S
012	868040	0120	2/13/04	\$248,990	2140	0	8	2003	3	5261	N	N	2996 S 296TH ST
012	868040	0010	2/19/03	\$247,400	2140	0	8	2002	3	5058	N	N	29894 30TH AV S
012	868040	0340	9/4/03	\$254,000	2140	0	8	2003	3	5033	N	N	2987 S 296TH ST
012	868040	0150	11/24/03	\$253,500	2140	0	8	2003	3	5000	N	N	2980 S 296TH ST
012	868040	0350	9/15/03	\$252,000	2140	0	8	2003	3	5020	N	N	2991 S 296TH ST
012	868040	0400	2/27/03	\$247,956	2140	0	8	2003	3	5000	N	N	29853 30TH AV S
012	131000	0140	4/13/04	\$235,000	2150	0	8	1995	3	7322	N	N	29317 19TH PL S
012	042104	9113	4/15/04	\$226,000	2170	340	8	1954	4	15246	N	N	30224 23RD AV S
012	326080	0220	9/27/05	\$387,000	2180	0	8	1998	3	7201	N	N	2333 S 280TH PL
012	326080	0200	10/19/04	\$312,000	2180	0	8	1998	3	7235	N	N	28003 24TH PL S
012	326080	0170	4/24/03	\$295,000	2180	0	8	1998	3	8757	N	N	28131 24TH PL S
012	326081	0120	6/27/05	\$350,000	2190	0	8	2000	3	8496	N	N	2422 S 284TH PL
012	326081	0370	3/28/05	\$349,950	2190	0	8	2000	3	7269	N	N	28388 23RD AV S
012	326081	0170	8/22/03	\$297,500	2190	0	8	2000	3	8484	N	N	2358 S 284TH CT
012	326081	0580	6/11/03	\$283,950	2190	0	8	2000	3	7258	N	N	2511 S 283RD PL
012	326081	0390	6/16/05	\$370,000	2200	0	8	2000	3	7269	N	N	2395 S 284TH PL
012	326081	0390	6/5/03	\$281,000	2200	0	8	2000	3	7269	N	N	2395 S 284TH PL
012	796820	0090	8/19/04	\$307,000	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
012	796820	0090	8/8/03	\$265,900	2210	0	8	2003	3	7214	N	N	2719 S 275TH PL
012	796820	0160	10/14/03	\$271,500	2210	0	8	2003	3	7247	N	N	2708 S 275TH PL
012	796820	0030	10/14/03	\$269,900	2210	0	8	2003	3	7206	N	N	2613 S 275TH PL
012	796820	0010	5/23/03	\$262,000	2210	0	8	2003	3	7213	N	N	2603 S 276TH PL
012	326081	0200	7/27/05	\$400,000	2230	0	8	1999	3	8931	Y	N	2322 S 284TH CT
012	326081	0030	10/27/05	\$407,000	2240	0	8	2000	3	8801	N	N	28230 26TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	326081	0380	5/24/05	\$392,000	2240	0	8	1999	3	7269	N	N	2377 S 284TH PL
012	326081	0250	3/20/03	\$305,000	2240	0	8	2000	3	7205	N	N	28281 23RD AV S
012	796820	0140	6/12/03	\$267,900	2240	0	8	2003	3	7201	N	N	2714 S 275TH PL
012	796820	0170	11/10/04	\$323,000	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
012	796820	0170	6/26/03	\$287,725	2270	0	8	2003	3	7243	N	N	2620 S 275TH PL
012	796820	0060	7/15/03	\$273,900	2270	0	8	2003	3	7203	N	N	2711 S 275TH PL
012	796820	0070	7/30/03	\$283,500	2280	0	8	2003	3	7246	N	N	2713 S 275TH PL
012	326080	0120	6/10/04	\$345,000	2360	0	8	1998	3	8222	N	N	28144 24TH PL S
012	796820	0100	9/15/03	\$272,900	2360	0	8	2003	3	7272	N	N	2721 S 275TH PL
012	326080	0380	5/29/03	\$295,000	2360	0	8	1997	3	9361	N	N	2424 S 280TH PL
012	326080	0320	7/22/03	\$285,000	2360	0	8	1998	3	8375	N	N	2342 S 280TH PL
012	796820	0080	8/5/03	\$267,500	2360	0	8	2003	3	7214	N	N	2717 S 275TH PL
012	796820	0120	11/22/05	\$359,650	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
012	796820	0120	8/21/03	\$294,500	2370	0	8	2003	3	9490	N	N	2718 S 275TH PL
012	796820	0150	9/10/03	\$281,500	2375	0	8	2003	3	7252	N	N	2712 S 275TH PL
012	796820	0180	6/26/03	\$284,900	2380	0	8	2003	3	7316	N	N	2614 S 275TH PL
012	796820	0050	8/28/03	\$283,000	2380	0	8	2003	3	7203	N	N	2705 S 275TH PL
012	326080	0330	8/17/05	\$420,000	2450	0	8	1998	3	9348	N	N	2356 S 280TH PL
012	326081	0550	10/16/03	\$331,000	2450	0	8	1999	3	8770	N	N	2455 S 283RD PL
012	326080	0210	6/23/04	\$325,000	2480	0	8	1998	3	8065	N	N	2351 S 280TH PL
012	868040	0040	5/6/03	\$264,990	2620	0	8	2003	3	5000	N	N	29840 30TH AV S
012	868040	0070	3/18/03	\$260,000	2620	0	8	2003	3	5000	N	N	29750 30TH AV S
012	868040	0020	4/1/03	\$259,990	2620	0	8	2003	3	5000	N	N	29872 30TH AV S
012	868040	0180	2/25/03	\$290,990	2620	0	8	2003	3	5255	N	N	2964 S 296TH ST
012	868040	0330	7/2/03	\$275,000	2620	0	8	2003	3	5004	N	N	2973 S 296TH ST
012	868040	0170	4/2/03	\$274,990	2620	0	8	2003	3	5000	N	N	2966 S 296TH ST
012	868040	0140	8/26/03	\$273,689	2620	0	8	2003	3	5001	N	N	2986 S 296TH ST
012	868040	0370	7/2/03	\$270,000	2620	0	8	2003	3	5000	N	N	29773 30TH AV S
012	868040	0280	1/13/03	\$267,990	2620	0	8	2002	3	6390	N	N	2963 S 296TH PL
012	868040	0470	12/28/03	\$277,601	2640	0	8	2003	3	11740	N	N	2919 S 298TH ST
012	868040	0200	9/23/03	\$269,990	2640	0	8	2003	3	5021	N	N	2954 S 296TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
012	326081	0320	6/8/05	\$423,000	2700	0	8	1999	3	7201	N	N	28088 23RD AV S
012	768380	0023	5/26/05	\$506,000	3440	0	9	2001	3	19900	N	N	2608 S 298TH ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	057600	0931	12/28/04	\$580,000	NON-REPRESENTATIVE SALE
003	058760	0070	9/29/03	\$95,000	DORRatio
003	058760	0100	8/23/04	\$83,350	QUIT CLAIM DEED
003	082204	9011	2/17/04	\$193,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092204	9210	10/28/04	\$203,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	092204	9221	1/10/05	\$90,874	QUIT CLAIM DEED
003	092204	9401	1/6/05	\$47,997	PARTIAL INTEREST (103, 102, Etc.)
003	162204	9084	2/23/04	\$178,960	FORCED SALE
003	162204	9133	4/29/04	\$165,144	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162204	9154	9/11/03	\$170,250	CORPORATE AFFILIATES
003	162204	9154	7/16/03	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162204	9204	10/19/05	\$599,950	%Compl
003	162204	9204	5/3/04	\$110,000	%Compl DORRatio
003	162204	9205	7/27/05	\$634,950	No Representation
003	162204	9205	4/26/04	\$105,000	DORRatio
003	201140	0531	11/15/05	\$600,000	NON-REPRESENTATIVE SALE
003	201140	0571	3/11/05	\$675,000	ImpCount
003	201140	0781	12/16/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	201320	0300	2/16/05	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	215640	0022	8/27/03	\$199,500	CONTRACT OR CASH SALE
003	215640	0103	9/12/03	\$28,000	QUIT CLAIM DEED
003	321080	0250	10/2/03	\$207,000	QUIT CLAIM DEED
003	321080	0300	10/26/04	\$256,000	FORCED SALE
003	529620	0045	12/23/05	\$549,950	Obsol
003	605240	0085	5/12/03	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	605240	0815	7/14/03	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	605240	0920	11/24/03	\$359,990	ASSUMPTION OF MORTGAGENOADDL CONSIDERATION
003	605240	1360	11/3/04	\$180,000	FORCED SALE
003	605240	2985	9/2/03	\$265,000	FORCED SALE
003	605240	3080	11/17/05	\$139,951	QUIT CLAIM DEED
003	605240	3185	2/28/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	679060	0390	11/12/03	\$143,400	NON-REPRESENTATIVE SALE DORRatio
003	679060	0640	6/6/05	\$258,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	713800	0200	11/9/05	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	713800	0220	6/10/04	\$175,000	QUIT CLAIM DEED
003	727200	1105	7/29/03	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	727200	1695	2/2/04	\$161,000	PARTIAL INTEREST (103, 102, Etc.)
003	780968	0050	2/23/04	\$224,100	SELLING OR BUYING COSTS AFFECTING SALE PRICE
003	864300	0015	5/2/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	885150	0010	10/17/03	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	888888	0030	9/4/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	888888	0060	9/8/04	\$111,888	QUIT CLAIM DEED
003	888888	0060	9/13/04	\$111,888	QUIT CLAIM DEED
003	942600	0050	8/19/05	\$510,000	NON-REPRESENTATIVE SALE
006	172204	9084	6/18/03	\$110,000	DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	172204	9099	7/12/05	\$238,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	172204	9112	6/12/03	\$195,000	FORCED SALE
006	172204	9173	11/17/05	\$389,950	%Compl
006	172204	9178	8/11/04	\$60,000	%Compl DORRatio
006	201140	0352	4/5/04	\$146,250	%Compl
006	201140	0354	6/26/03	\$151,000	TENANT
006	201380	0030	7/25/05	\$227,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	201380	0385	1/3/05	\$70,102	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	201380	0851	10/6/03	\$103,327	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	201380	1067	8/8/05	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	256080	0190	4/27/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0395	8/26/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	256080	0485	4/27/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0640	10/1/04	\$48,342	QUIT CLAIM DEED DORRatio
006	256080	0691	4/26/05	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	0711	6/25/05	\$200,000	QUIT CLAIM DEED
006	256080	1416	12/9/03	\$157,265	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	1515	8/3/04	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	256080	5445	5/6/05	\$79,168	QUIT CLAIM DEED DORRatio
006	256080	5715	3/24/04	\$130,000	NON-REPRESENTATIVE SALE
006	330079	0500	1/12/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	330079	0780	3/26/03	\$189,000	QUIT CLAIM DEED
006	330079	0790	8/21/03	\$245,000	NON-REPRESENTATIVE SALE
006	353040	0072	8/14/03	\$112,000	NON-REPRESENTATIVE SALE
006	353041	0202	10/18/05	\$193,000	NO MARKET EXPOSURE
006	353042	0062	5/23/03	\$99,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353042	0070	2/21/03	\$94,950	RELOCATION - SALE BY SERVICE
006	353042	0070	2/17/03	\$94,950	RELOCATION - SALE TO SERVICE
006	353042	0155	3/29/04	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353043	0040	9/16/05	\$191,950	Diagnostic Outlier
006	353044	0150	10/6/04	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353045	0141	7/7/05	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353046	0010	6/23/04	\$126,666	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353047	0060	3/9/05	\$59,100	RELATED PARTY, FRIEND, OR NEIGHBOR
006	353047	0311	11/9/05	\$204,000	NO MARKET EXPOSURE
006	353050	0050	4/25/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0210	10/17/05	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	550860	0020	5/19/04	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	752385	0190	3/5/04	\$101,203	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	936131	0010	2/27/04	\$245,950	RELOCATION - SALE TO SERVICE
006	945620	0165	10/27/04	\$60,000	DORRatio
006	945620	0407	12/14/05	\$106,428	DORRatio
008	111300	0450	10/2/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	169700	0350	4/1/05	\$236,000	QUIT CLAIM DEED
008	169700	0460	3/27/04	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	195340	0295	9/15/04	\$285,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
008	212204	9065	6/25/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	212204	9120	5/19/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	212204	9126	6/6/03	\$158,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	212204	9134	12/8/04	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	212204	9194	7/23/03	\$78,000	DORRatio
008	282204	9099	3/12/03	\$189,500	SEGREGATION AND/OR MERGER
008	314875	0080	3/18/05	\$220,000	FORCED SALE
008	314875	0080	11/12/04	\$69,000	FORCED SALE DORRatio
008	321040	0010	2/18/03	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	321040	0040	9/26/05	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	321040	0090	12/17/03	\$65,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	360300	0405	8/14/03	\$58,500	QUIT CLAIM DEED
008	360360	0035	3/16/05	\$105,549	QUIT CLAIM DEED
008	360360	0060	8/19/03	\$60,000	DORRatio
008	509200	0110	5/21/04	\$159,002	QUIT CLAIM DEED
008	509210	0090	8/22/05	\$249,950	RELATED PARTY, FRIEND, OR NEIGHBOR
008	509210	0240	3/6/04	\$192,366	QUIT CLAIM DEED
008	692960	0275	2/14/03	\$80,000	QUIT CLAIM DEED
008	692960	0495	7/7/05	\$150,766	QUIT CLAIM DEED
008	692960	0890	8/26/05	\$90,104	QUIT CLAIM DEED DORRatio
008	692960	1760	2/17/04	\$230,000	NON-REPRESENTATIVE SALE
008	692960	1760	2/17/04	\$29,250	QUIT CLAIM DEED DORRatio
008	692960	1785	1/5/04	\$150,000	NON-REPRESENTATIVE SALE
008	692960	2070	5/30/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	692960	2505	7/26/04	\$173,250	SELLING OR BUYING COSTS AFFECTING SALE PRICE
008	692960	2905	8/31/05	\$170,000	Obsol
008	692960	2990	7/26/05	\$94,524	QUIT CLAIM DEED
008	692960	3767	3/29/04	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	692960	4075	4/5/03	\$145,000	NON-REPRESENTATIVE SALE
008	752370	0230	2/11/05	\$207,000	NO MARKET EXPOSURE
008	752370	0310	5/26/05	\$176,400	NON-REPRESENTATIVE SALE
008	752370	0485	12/2/05	\$259,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	752370	0605	11/28/05	\$256,500	Char. Questionable
008	752370	0605	7/12/05	\$145,000	Char. Questionable
008	752370	0725	9/8/03	\$100,000	QUIT CLAIM DEED DORRatio
008	752370	0825	2/22/05	\$79,891	QUIT CLAIM DEEDo
008	752390	0110	1/23/03	\$102,100	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
008	786450	0110	4/24/03	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788800	0200	5/19/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	788800	0320	4/28/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	788800	0380	11/12/04	\$180,000	NON-REPRESENTATIVE SALE
008	788810	0080	10/26/04	\$156,200	NON-REPRESENTATIVE SALE
008	788830	0040	3/7/05	\$102,912	QUIT CLAIM DEED
008	788830	0280	4/12/04	\$169,971	QUIT CLAIM DEED

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**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	788840	0180	6/25/03	\$145,000	GOVERNMENT AGENCY; FORCED SALE
008	788840	0560	9/29/04	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	788840	0640	4/23/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	788840	0660	12/29/04	\$201,000	NON-REPRESENTATIVE SALE
008	945620	0120	5/28/04	\$175,500	FORCED SALE; EXEMPT FROM EXCISE TAX
008	945620	0128	11/16/04	\$130,000	QUIT CLAIM DEED
008	945620	0128	11/16/04	\$118,232	QUIT CLAIM DEED
008	945620	0482	2/10/04	\$55,238	QUIT CLAIM DEED
008	945620	0605	11/1/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	945620	0606	12/9/03	\$187,510	BANKRUPTCY - RECEIVER OR TRUSTEE
008	945620	0610	11/16/04	\$115,500	DORRatio
012	027120	0100	10/1/03	\$73,086	QUIT CLAIM DEED
012	042104	9080	2/5/04	\$136,303	QUIT CLAIM DEED
012	053700	0006	7/20/04	\$228,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	053700	0006	10/22/03	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	053700	0370	4/14/04	\$162,500	FORCED SALE
012	053700	0410	3/22/04	\$265,000	RELOCATION - SALE TO SERVICE
012	053700	0530	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	053700	0552	7/23/03	\$84,542	QUIT CLAIM DEED
012	053700	0640	12/15/04	\$245,000	NON-REPRESENTATIVE SALE
012	053700	0646	4/8/05	\$212,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	092104	9135	5/27/04	\$160,000	NO MARKET EXPOSURE
012	092104	9198	6/25/03	\$110,000	GOVERNMENT AGENCY
012	195090	0070	10/29/03	\$190,000	NON-REPRESENTATIVE SALE
012	195090	0085	6/29/04	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	195090	0290	9/28/04	\$170,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	195090	0295	11/17/03	\$65,823	BANKRUPTCY - RECEIVER OR TRUSTEE
012	195090	0295	2/23/04	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	195090	0300	2/13/04	\$56,148	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
012	195110	0050	4/22/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	195160	0070	2/28/04	\$185,000	FORCED SALE
012	195160	0120	10/15/04	\$71,281	QUIT CLAIM DEED DORRatio
012	195160	0260	5/12/03	\$54,960	QUIT CLAIM DEED
012	231240	0150	2/21/03	\$120,600	NON-REPRESENTATIVE SALE
012	290890	0160	6/16/04	\$210,000	NO MARKET EXPOSURE
012	290890	0220	6/17/03	\$90,820	QUIT CLAIM DEED DORRatio
012	304020	0126	1/28/04	\$183,500	QUESTIONABLE PER APPRAISAL
012	326080	0320	4/11/03	\$269,955	FORCED SALE; EXEMPT FROM EXCISE TAX
012	326081	0390	1/17/03	\$294,750	RELOCATION - SALE TO SERVICE
012	326081	0610	10/26/05	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	332204	9206	2/7/03	\$119,000	FORCED SALE; EXEMPT FROM EXCISE TAX
012	356820	0040	7/26/05	\$87,318	QUIT CLAIM DEED DORRatio
012	356820	0190	12/7/05	\$305,000	RELOCATION - SALE BY SERVICE
012	356820	0190	12/7/05	\$305,000	RELOCATION - SALE TO SERVICE
012	365500	0010	10/26/04	\$82,500	%Compl

***Improved Sales Removed from this Annual Update Analysis***

**Area 26**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	365500	0010	11/21/05	\$317,000	%Compl ActivePermitBeforeSale>25K
012	365500	0030	10/27/04	\$82,500	%Compl
012	365500	0030	11/15/05	\$299,950	%Compl ActivePermitBeforeSale>25K
012	367440	0135	3/15/05	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	422200	0150	3/23/05	\$184,000	EXEMPT FROM EXCISE TAX
012	422200	0380	1/2/03	\$145,000	QUIT CLAIM DEED
012	422210	0010	9/15/03	\$31,130	QUIT CLAIM DEED
012	422220	0140	10/20/03	\$143,600	FULFILLMENT OF CONTRACT DEED
012	422230	0010	11/16/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	422231	0090	10/8/03	\$156,000	FORCED SALE
012	422231	0110	6/7/05	\$205,600	EXEMPT FROM EXCISE TAX
012	422250	0400	7/16/04	\$75,084	QUIT CLAIM DEED
012	422260	0180	3/18/03	\$183,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	422260	0180	12/22/03	\$178,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
012	422270	0240	4/30/04	\$185,200	BANKRUPTCY - RECEIVER OR TRUSTEE
012	422290	0010	10/18/04	\$33,260	QUIT CLAIM DEED DORRatio
012	422290	0030	2/18/04	\$151,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	610110	0020	8/28/03	\$47,875	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
012	660250	0020	4/3/03	\$155,650	FORCED SALE
012	660250	0070	3/27/04	\$152,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	746690	0100	4/23/03	\$152,543	FORCED SALE; EXEMPT FROM EXCISE TAX
012	746690	0280	3/26/03	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
012	757560	0280	1/3/03	\$194,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757560	0310	12/28/04	\$86,769	QUIT CLAIM DEED DORRatio
012	757560	0340	9/4/03	\$202,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757561	0370	9/26/03	\$198,444	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757561	0370	9/26/03	\$198,444	BANKRUPTCY - RECEIVER OR TRUSTEE
012	757561	0770	4/18/05	\$184,000	PARTIAL INTEREST (103, 102, Etc.)
012	757562	0580	7/11/03	\$254,194	BANKRUPTCY - RECEIVER OR TRUSTEE
012	768220	0120	10/20/05	\$259,750	NO MARKET EXPOSURE
012	768380	0016	4/8/04	\$285,000	BUILDER OR DEVELOPER SALES
012	768380	0291	1/23/03	\$127,500	NON-REPRESENTATIVE SALE
012	785360	0040	9/28/05	\$402,750	ImpCount
012	796820	0160	1/14/05	\$324,999	RELOCATION - SALE BY SERVICE
012	796820	0160	1/14/05	\$324,999	RELOCATION - SALE TO SERVICE
012	798300	0070	1/26/04	\$37,265	QUIT CLAIM DEED DORRatio
012	798310	0040	8/29/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	798310	0200	3/3/05	\$78,820	QUIT CLAIM DEED
012	798380	0180	8/29/03	\$196,000	RELOCATION - SALE TO SERVICE
012	798440	0065	3/11/03	\$195,000	CORRECTION DEED
012	798440	0110	5/26/05	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	868040	0430	9/12/03	\$299,990	QUIT CLAIM DEED
012	868040	0450	8/11/05	\$359,500	No Representation
012	941480	0100	11/7/03	\$154,900	BANKRUPTCY - RECEIVER OR TRUSTEE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	256080	4850	2/28/03	70000	5375	0	0
8	692960	2910	8/27/03	65000	7500	0	0
8	945620	0121	1/28/04	70000	22427	0	0
3	162204	9034	9/30/04	1417500	427323	0	0
3	162204	9034	11/29/04	1701000	427323	0	0
8	212204	9198	6/24/04	95000	7270	0	0
3	162204	9067	3/9/05	340000	58806	9	0
3	201140	0530	8/3/04	180000	12092	8	0
8	212204	9024	1/19/05	260000	392040	0	0
8	692960	3575	8/27/04	317500	151000	0	0
12	092104	9247	4/7/04	60000	33375	0	0
12	332204	9104	7/21/04	70000	21400	0	0
8	282204	9233	1/26/05	130000	78529	0	0
3	057600	0640	1/28/05	120000	13500	0	0
12	757560	0130	3/8/04	50000	16860	0	0
12	332204	9027	4/27/05	185000	41875	0	0
6	201140	0349	5/16/05	115000	10710	0	0
12	757560	0130	6/28/05	85000	16860	0	0
12	757562	0620	9/12/05	110000	6729	2	0
12	042104	9147	10/13/05	65000	15681	0	0
12	282204	9231	11/3/05	85000	5400	0	0
12	768280	0150	12/8/05	111100	97265	0	0

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	092204	9305	12/4/03	52000	QUIT CLAIM DEED;
3	162204	9034	8/6/04	410000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	201140	0343	11/1/04	60000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	360060	0925	2/19/03	77000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	367440	0130	12/16/03	40000	TRADE;
12	367440	0130	12/22/03	63000	TRADE;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr